



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:36 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ATTENDANCE:**

**PRESENT:** CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, BYRON GOYNES, AND LAURA McSWAIN

**EXCUSED:** MEMBERS CRAIG GALATI AND TODD NIGRO

**STAFF PRESENT:** ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

**MINUTES:**

CHAIRMAN TRUESDELL called the Briefing to order at 5:36 P.M.

DAVID CLAPSADDLE, Planning and Development, summarized the following items:

<u>Item</u>	<u>Case</u>	<u>Request</u>	<u>Date Held</u>	<u>Reason</u>
15	GPA-1313	Plan Amendment	2/27/2003	Neighborhood
16	ZON-1315	Rezoning	2/27/2003	Neighborhood
17	GPA-1322	Plan Amendment	2/27/2003	(Withdrawn at Mtg.)
18	ZON-1325	Rezoning to O	2/27/2003	(Withdrawn at Mtg.)
19	SDR-1265	Site Plan Review	2/27/2003	(Withdrawn at Mtg.)
20	MOD-1271	Major Modification	2/27/2003	Re-advertise
21	ZON-1270	Rezoning to R-PD2	2/27/2003	Re-advertise
22	SDR-1272	Site Plan Review	2/27/2003	Re-advertise
24	SUP-1170	Special Use Permit	Withdrawn	
25	SDR-1169	Site Plan Review	Withdrawn	
53	SUP-1525	Special Use Permit	2/27/2003	Re-advertise
62	SDR-1573	Site Plan Review	Withdrawn	

# City of Las Vegas

## PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003 Planning & Development Department BRIEFING

### CONDITION CHANGES:

#### Item 4 – TMP-1574

MR. CLAPSADDLE stated that the second sentence in Condition 4 should be deleted and the entire Condition 5 should also be deleted. In addition, per the City Council action for the Site Development Plan, there will be some conditions that he will read into the record at the regular meeting to follow. CHAIRMAN TRUESDELL announced this item will be pulled from the Consent portion of the agenda and heard separately.

#### Item 5 – TMP-1581:

MR. CLAPSADDLE stipulated that “*and retaining walls that meet the requirements of Title 19*” should be removed in Condition 3.

#### Item 31 – ZON-1507:

MR. CLAPSADDLE said that Condition 3 should be deleted in this application.

#### Item 55 – SUP-1575:

MR. CLAPSADDLE suggested adding a condition requiring a one-year review.

#### Item 60 – SDR-1548:

MR. CLAPSADDLE requested Condition 2 be revised and two conditions added.

#### Item 63 – SDR-1582:

MR. CLAPSADDLE noted that Conditions 5, 6 and 8 should be deleted.

#### Item 70 – SDR-1583:

MR. CLAPSADDLE stated that staff would like to amend Conditions 4, 6 and 10 in this item.

#### Item 74 – TXT-1742:

MR. CLAPSADDLE requested a new condition be added requiring that all approved Special Use Permits be subject to a one-year review.

### OTHER ITEMS:

#### Item 5 – TMP-1581

MR. CLAPSADDLE suggested this item be trailed until Item 70 is heard so the Site Development Plan and Tentative Map can be heard at the same time. The Tentative Map cannot be heard before the Site Development Plan Review.

# *City of Las Vegas*

## PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003 Planning & Development Department BRIEFING

### Items 47 – VAR-1554 and Item 48 – SUP-1555:

MR. CLAPSADDLE suggested that these two items be reversed on the agenda so the Special Use Permit can be heard prior to the Variance.

### Item 63 – SDR-1582

MR. CLAPSADDLE said that representatives of the Department of Public Works are present to speak on the City park at Washington Avenue and Buffalo Drive.

### Item 74 – TXT-1742:

MR. CLAPSADDLE requested this item be heard at 7:00 p.m., or as close as possible, at the regular meeting.

### Item 4 – TMP-1574:

BART ANDERSON, Public Works, requested Condition 11 be deleted from this item.

### Item 6 – TMP-1585:

MR. ANDERSON requested Condition 6 be deleted from this item.

### Item 61 – SDR-1568:

MR. ANDERSON said he would like to modify Condition 7. The meaning of the condition will not be changed because the applicant has already complied with the second portion.

### COMMISSIONERS' DISCUSSIONS:

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### Item 3 – TMP-1572:

COMMISSIONER McSWAIN asked if the developer will be conforming with the requested conditions in order to meet the standards on this item. MR. CLAPSADDLE responded that there were some conditions that were changed at the City Council hearing, which he will read into the record. Staff has been working with the applicant and did not feel there is a reason to pull this item off the Consent portion of the agenda. JOHN McNELLIS, Department of Public Works, said the conditions that were concerns of Public Works have been resolved.

**BRIEFING ADJOURNED AT 5:43 P.M.**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS (Excused at 12:59 a.m.), CRAIG GALATI, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

**STAFF PRESENT:** ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., KATRINA MADSEN – PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

(6:00)

**1-1**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**SUBJECT:**

Approval of the minutes of the January 9, 2003 Planning Commission Meeting

**MOTION:**

**QUINN - APPROVED - UNANIMOUS**

**MINUTES:**

There was no discussion.

(6:02)

**1-40**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**CHAIRMAN TRUESDELL noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1515 - GOLDRUSH VIII - KB HOME NEVADA, INC. -** Request for a Tentative Map FOR A 43-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.71 acres adjacent to the northwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-501-017 & 031), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1, 2, 3, 6, 8 and 9 subject to conditions and Condition 6 in Item 6 deleted – **UNANIMOUS** with **GALATI** and **McSWAIN** abstaining on Item 1 as their firms are in negotiations with KB Home Nevada, Inc. and **TRUESDELL** abstaining on Item 2 as his firm is negotiating with the Howard Hughes Corporation on an unrelated property

**This is final action.**

**MINUTES:**

**CHAIRMAN TRUESDELL** stated this is a Consent item.

(6:14 – 6:17)

**1-460**



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 1 – TMP-1515

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-1196].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-0010-02 must record prior to the recordation of a Final Map for this site.
7. Provide pedestrian walkway easements for all public sidewalks not located within the public street right-of-way.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1193, Site Development Plan Review SDR-1196 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1562 - TALEGA @ THE VISTAS - HOWARD HUGHES CORPORATION -**  
Request for a Tentative Map FOR A 112-LOT SINGLE FAMILY RESIDENTIAL  
SUBDIVISION on 19.6 acres adjacent to the northwest corner of Charleston Boulevard and  
Vista Center Drive (APN: 137-35-410-002), P-C (Planned Community) Zone, Ward 2 (L.B.  
McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1, 2, 3, 6, 8 and 9 subject to conditions and Condition 6 in  
Item 6 deleted – **UNANIMOUS** with **GALATI** and **McSWAIN** abstaining on Item 1 as  
their firms are in negotiations with KB Home Nevada, Inc. and **TRUESDELL** abstaining  
on Item 2 as his firm is negotiating with the Howard Hughes Corporation on an unrelated  
property

**This is final action.**

**MINUTES:**

**CHAIRMAN TRUESDELL** stated this is a Consent item.

(6:14 – 6:17)

**1-460**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 2 – TMP-1562

**CONDITIONS:**

Planning and Development

1. The Final Map shall be amended to reflect the required 10-foot wide trail along the north side of Charleston Boulevard.
2. All development shall conform to the Conditions of Approval for Rezoning [Z-0119-96] and the Summerlin West Plan Development Standards.
3. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. If not already constructed or guaranteed by the Master Developer at the time of development of this site, construct half-street improvements including appropriate overpaving (if legally able) on Vista Run Drive and Vista Center Drive adjacent to this site concurrent with development of this site. Also, if not already constructed or guaranteed by the Master Developer at the time of development of this site, construct all incomplete half-street improvements on Charleston Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 2 – TMP-1562

**CONDITIONS – Continued:**

8. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
9. Provide public sewer easements for all public sewer lines not located within existing public street right-of-way. We note that a public sewer easement adjacent to lot 67 and across the Common Lot C out to Vista Run Drive must be provided for the proposed sewer alignment.
10. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin Village 20 and all other subsequent site-related actions.
11. A Drainage Plan and Technical Drainage Study update must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1572 - WASHBURN AND DURANGO - VIRGINIA JONES** - Request for a Tentative Map FOR A 45-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 21.25 acres adjacent to the southeast corner of Durango Drive and Washburn Road. (APN: 125-33-301-003, 001, 004, & 125-33-302-001, 006), R-E (Residence Estates) Zone Under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1, 2, 3, 6, 8 and 9 subject to conditions and Condition 6 in Item 6 deleted – **UNANIMOUS** with **GALATI** and **McSWAIN** abstaining on Item 1 as their firms are in negotiations with KB Home Nevada, Inc. and **TRUESDELL** abstaining on Item 2 as his firm is negotiating with the Howard Hughes Corporation on an unrelated property

**This is final action.**

**MINUTES:**

**CHAIRMAN TRUESDELL** stated this is a Consent item.

(6:14 – 6:17)

**1-460**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 3 – TMP-1572

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Single story dwellings shall abut all existing single story homes on adjacent properties.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0048-02(1)].
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Per the approved rezoning of this site, this Tentative Map shall be revised to show Lisa Lane as centered within the existing right-of-way.
8. A Petition of Vacation to vacate those portions of rights-of-way in conflict with this proposed subdivision must record prior to recordation of an overlying Final Map.
9. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the northwest corner of La Madre Way and Lisa Lane and grant a traffic signal chord easement on the southeast corner of Washburn Road and Durango Drive.
10. Site development to comply with all applicable conditions of approval for Z-48-02 and all other site-related actions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 3 – TMP-1572

**CONDITIONS – Continued:**

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1574 - BEAZER @ LONE MOUNTAIN WEST - SOUTHWEST DESERT EQUITIES** - Request for a Tentative Map FOR A 148-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 16.75 acres adjacent to the southeast corner of Cliff Shadows Parkway and Hickam Avenue (portion of APN: 137-01-301-003), U [PCD (Planned Community Development) General Plan Designation] under of Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI - APPROVED** subject to conditions with the last sentence in Condition 4 deleted, Conditions 5 deleted, and add Conditions 2.a. and 2.b. from City Council review of Site Development Plan Review and Condition 6 deleted – **UNANIMOUS** with McSWAIN abstaining as her firm is presently under contract with Beazer Homes, and TRUESDELL abstaining as he is in negotiations with Southwest Desert Equities on another parcel

**This is final action.**

**MINUTES:**

VICE CHAIRMAN QUINN stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development, read the following conditions that were amended at the City Council meeting for the Site Development Plan Review to be added to these conditions:

- 2.a. The setbacks for the development shall be four feet to the garage as measured from the back of the private drive, eight feet to the side containing the front door, zero feet on the attached side and four feet in the rear.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 4 – TMP-1574

**MINUTES – Continued:**

2.b. The applicant shall vary the elevations of the homes so that the same floor plan and elevation does not occur on any two adjacent homes, nor any two homes directly across the street from each other.

The City Council also amended Condition 4 as follows: The applicant shall contribute \$129,000 to partially support the development cost of Park 2 within the Lone Mountain West Master Plan area, unless an alternative development plan for Park 2 has been submitted to and recommended and/or Master Plan amendments must be reviewed by the Planning and Development and Public Works Departments and approved by City Council prior to the revision or elimination of the payment requirement first noted above. If cash payment is made, such shall be collected by the Land Development Section prior to the issuance of any permits or release of a Final Map related to this site, whichever may occur first. It is acknowledged that a new contribution amount may be decided if revised Master Plan is being enforced. If a developer-managed park construction effort is allowed by the Master Plan a performance bond must be presented to the City prior to the issuance of any permits or release of Final Map, whichever may occur first.

Condition 6 was amended as follows: The applicant shall construct a 50-foot wide multi-use trail through the Nevada Power easement and 35 foot wide multi-use transportation trail and equestrian trail along the north side of Alexander Road. The applicant shall also complete construction of the trails prior to 75% of the subdivision being built out.

In discussions with the applicant today, the last sentence in Condition 4 should be deleted; namely: No on-street parking will be allowed for the required visitor parking. The entire Condition 5 should be deleted.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with the amended conditions.

BART ANDERSON, Public Works, requested Condition 11 be deleted.

MR. WILSON agreed to deleting Condition 11.

(6:17 – 6:36)

1-540

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 4 – TMP-1574

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-1128] and the Lone Mountain West Master Development Plan and Design Standards.
3. The applicant shall submit for approval by the Planning and Development Department, a comprehensive trail plan in accordance with the standards of the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element, particularly with the specifications of Exhibit 3 (not Exhibit 1) of the Recreation Trails Element, prior to the issuance of any permits for this site. In addition to a multi-use, equestrian trail along Alexander Road, a multi-use transportation trail shall be located within the power corridor easement with a path consisting of Portland Cement Concrete.
4. The Final Map shall show the addition of visitor parking provided throughout the site as required by the Site Development Review (SDR-1128). No on-street parking will be allowed for the required visitor parking.
5. The Final Map needs to be amended to reflect the minimum rear setback, which needs to be five feet, not four feet as shown on the Tentative Map.
6. Street names must be provided in accordance with the City's Street Naming Regulations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 4 – TMP-1574

**CONDITIONS – Continued:**

Public Works

9. Dedicate 40 feet of half street right-of-way for Alexander Road, 30 feet of half street right-of-way for Hickam Avenue and, if not already dedicated by the Master Developer, dedicate or obtain dedication for appropriate right-of-way a total width of 80 feet for Cliff Shadows Parkway adjacent to or through this site. Also dedicate 25-foot radii at the southeast corner of Cliff Shadows Parkway and Hickam Avenue and the northeast corner of Cliff Shadows Parkway and Alexander Road prior to the issuance of any permits.
10. A master streetlight plan for all public streets adjacent to this site shall be submitted to and approved by the City of Las Vegas prior to or concurrent with the submittal of any construction drawings as required by the Department of Public Works.
11. Provide a public sewer stub in Hickam Avenue at the northern edge of this development to a location, depth and alignment acceptable to the City Engineer. Coordinate final design and sewer path of this route or any proposed route deviations with the Collection Systems Planning Section of the Department of Public Works. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1123, Site Development Plan Review SDR-1128 and all other subsequent site-related actions as required by the Department of Public Works.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TMP-1581 - SILVERSTONE RANCH PARCEL 15 & 16 - PULTE HOMES** - Request for a Tentative Map FOR A 142-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 36.24 acres adjacent to the northeast corner of Silverstone Ranch Drive and Cupp Drive (APN: 125-10-212-001 and 006), C-1 (Limited Commercial) Zone Under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), and R-PD3 (Residential Planned Development-3 Units per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI - APPROVED** subject to condition with Condition 3 amended to delete the words: *and retaining walls that meet the requirements of Title 18 (Section 18.08.110)* – **UNANIMOUS** with EVANS excused

**This is final action.**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, recommended approval subject to the conditions.

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of Pulte Homes. She requested Condition 3 be amended to put a period after Silverstone Ranch Drive. She concurred with the conditions.

There was no further discussion.

NOTE: See Item 70 [SDR-1583] for further discussion.

(1:39 – 1:43)

**5-3660**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 5 - TMP-1581

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-1583].
3. Prior to submittal for a Final Map Technical Review or Civil Improvement Plans, whichever occurs first, a revised Tentative Map shall be approved by the Planning and Development Department and Public Works Department staff depicting: the [relocation or removal of Lot 142 in order to eliminate direct access to the main entrance at Silverstone Ranch Drive and retaining walls](#) that meet the requirements of Title 18 (Section 18.08.110).
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Petition of Vacation VAC-1249 must record prior to the recordation of a Final Map for this site.
8. The cover sheet for this subdivision shall include the subdivision name "Silverstone Ranch – Parcel 15 & 16".

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 5 - TMP-1581

**CONDITIONS – Continued:**

9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. An update to the previously approved Master Drainage Plan and Technical drainage study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
12. Site development to comply with all applicable conditions of approval for Z-75-91 and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1585 - SILVERSTONE RANCH - PARCEL 13 AND 14 - PULTE HOMES -**  
Request for a Tentative Map FOR A 226 LOT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 31.39 acres adjacent to the northwest corner of Silverstone Ranch Drive and Cupp Drive (APN: 125-10-110-004 & 011), R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1, 2, 3, 6, 8 and 9 subject to conditions with Condition 6 deleted – **UNANIMOUS** with GALATI and McSWAIN abstaining on Item 1 as their firms are in negotiations with KB Home Nevada, Inc. and TRUESDELL abstaining on Item 2 as his firm is negotiating with the Howard Hughes Corporation on an unrelated property

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

BART ANDERSON, Public Works, requested Condition 6 be deleted.

(6:14 – 6:17)

1-460

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 6 - TMP-1585

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-1249 must record prior to the recordation of a Final Map for this site.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. An update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 6 - TMP-1585

**CONDITIONS – Continued:**

10. Site development to comply with all applicable conditions of approval for Z-0075-91 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1588 - ROME & TIOGA - ROMNEER, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the southeast corner of Tioga Way and Rome Boulevard. (APN:125-22-402-003, 004, 005, & 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), Ward 6 (Mack)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE to the 2/27/2003 Planning Commission meeting - UNANIMOUS**

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY CURRAN'S firm and his firm had a relationship that has concluded. Therefore, he would vote on this item.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance until the 2/27/2003 Planning Commission meeting. Staff does not have a letter from the applicant requesting the abeyance. However, the applicant is in attendance.

ATTORNEY BILL CURRAN, Curran & Parry, 300 South Fourth Street, appeared on behalf of the applicant. He requested this item be held for two weeks so they can work with Public Works.

(6:02 – 6:04)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**EOT-1518 - GILDAY FAMILY TRUST** - Request for an Extension of Time of an approved Special Use Permit (U-0193-00) to allow THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING MARKET (FIESTA DISCOUNT MARKET) at 7010 West Charleston Boulevard (APN: 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1, 2, 3, 6, 8 and 9 subject to conditions – **UNANIMOUS** with **GALATI** and **McSWAIN** abstaining on Item 1 as their firms are in negotiations with **KB Home Nevada, Inc.** and **TRUEDEL** abstaining on Item 2 as his firm is negotiating with the **Howard Hughes Corporation** on an unrelated property

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

**CHAIRMAN TRUEDEL** stated this is a Consent item.

(6:14 – 6:17)

**1-460**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 8 – EOT-1518

**CONDITIONS:**

Planning and Development

1. Sale of alcoholic beverages shall be limited to the sale of beer and wine only.
2. The sale of individual containers of any size beer, wine coolers, or screw cap wine is prohibited.
3. Approval of this Extension of Time does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
6. All City Code requirements and all City departments' design standards shall be met.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ANX-1509 - ERIC CHEESE** - Petition to Annex 2.25 acres generally located on the south side of Tropical Parkway 740 feet east of Rainbow Blvd, APN 125-26-301-003, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1, 2, 3, 6, 8 and 9 subject to conditions – **UNANIMOUS** with **GALATI** and **McSWAIN** abstaining on Item 1 as their firms are in negotiations with **KB Home Nevada, Inc.** and **TRUEDEL** abstaining on Item 2 as his firm is negotiating with the **Howard Hughes Corporation** on an unrelated property

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

**CHAIRMAN TRUEDEL** stated this is a Consent item.

(6:14 – 6:17)

**1-460**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - NOT TO BE HEARD BEFORE 6:30 P.M. - ABEYANCE - GPA-1451 - PHILLIP LANGHAM ON BEHALF OF JOHN RADER** - Request to amend a portion of the Centennial Hills Sector Plan FROM: L (Low Density Residential) TO: O (Office) on 3.21 acres adjacent to the northwest corner of Ann Road and Leggett Road (APN: 125-28-801-014, 016, and 018), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>17</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>21</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Letter In Opposition Submitted At Meeting
5. Petition In Opposition Submitted At Meeting
6. Petition In Approval Submitted At Meeting
7. Map Submitted At Meeting

**MOTION:**

**McSWAIN - DENIED – Motion carried with GOYNES, QUINN and NIGRO voting NO**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this property is existing as an L (Low Density Residential) designation and R-E (Residence Estates). There is similar L (Low Density Residential) and R-E (Residence Estates) zoning immediately adjacent to the west and to the north. There is some commercial property across the street, but that is not part of the City's long-term plan, nor is the commercial property. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 10 – GPA-1451

**MINUTES – Continued:**

ATTORNEY BILL CURRAN, Curran and Parry, 300 South Fourth Street, appeared on behalf of the applicant. This property consists of three separate parcels, which will be combined into one office complex. On the east along Ann Road is Bogey's Tavern. There is a strip mall and future development sites indicated as C-2 (General Commercial) with one designated as a tire store. Behind that project is a mini-storage facility, which has caused controversy in the neighborhood because of the shade shelters for recreational vehicle parking close to the homes. This applicant is not involved with the tavern, strip mall or any of the three vacant pads, mini-storage or parking behind it. This is an infill project that provides a buffer to the remainder of the neighborhood stepping down from the more intense commercial uses to the east. They plan to improve the sawtooths on Ann Road. This is a single story project with six buildings roughly 3,500 square feet each. There is adequate parking and an extensive landscape buffer separating both sides. There is a home constructed on the north side of this property, which appears to be an accessory building to a main house. They have not been able to talk with that property owner. These are professional office buildings that will be for rent. It is expected that each building will have one tenant. They have tried to be sensitive to the existing residences to the north and west. **He submitted a petition with signatures of 20 residents in support.**

JOHN TOBISCH, 7909 Kiowa Circle, appeared in protest. When he purchased his home he verified that his property was zoned for horses. Two years ago to the west of his home the same size property was split into residential, which could be done on this property. **He submitted a petition with 12 signatures in opposition.** Some of the residents that signed the applicant's petition were told that either this development would be constructed or apartment buildings. This property should be developed as residential homes.

CHRIS JONES, 7910 Kiowa Circle, appeared in protest. He researched the area prior to having his house constructed. He was aware of the commercial in the area and thought this property was for large residences, not commercial. It is difficult to get onto Ann Road at the present time.

ROBERT ELLIS, Mission Point Lane, appeared in protest. There is a park across the street from the subject property, which creates a lot of traffic and this will add to the traffic congestion. He specifically moved so far out to get away from any commercial.

THOMAS FIORI, 8229 Shadrick Avenue, appeared in protest. This property is in a 99% residential area. The residents are trying to keep the area safe for the children and have a low traffic impact.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 10 – GPA-1451

**MINUTES – Continued:**

VIVIAN TABEY, 8229 Shadrick Avenue, appeared in protest. This is primarily a residential area. The existing commercial property was zoned back in the 70's.

TODD FARLOW, 240 North 19<sup>th</sup> Street, referred to Map 3 on the Master Plan Transportation and Trails Element. Ann Road has a bicycle trail with sawtooths. He commended the applicant on easing those sawtooths.

ATTORNEY CURRAN appeared in rebuttal. He checked with the individual that canvassed the area and was told that person never raised the issue of apartments. However, there was one resident that preferred apartments to an office project. This parcel is along a section line street. They intend to comply with all the requirements.

COMMISSIONER EVANS noted that in the backup documentation it is indicated there is an Interlocal Agreement with Clark County and a meeting was held on 2/6/2003 to consider this matter. He asked the disposition of that meeting.

ATTORNEY CURRAN responded that the applicant notified Clark County that this item would be heard at this Planning Commission meeting. They suggested the County may want to hold their consideration. However, the County decided that rather than hold the matter that they preferred not to take any action.

COMMISSIONER McSWAIN referred to a map that staff provided which indicated that the lot on the east directly across the street is listed as L (Low Density Residential). The applicant shows C-2 (General Commercial) in that block. ATTORNEY CURRAN said it is his understanding that property was C-2 (General Commercial) and zoned by the County. MS. WHEELER added that it is incompatible where it is zoned C-2 (General Commercial), but the designation remains L (Low Density Residential). That is property that the City bought after development. Ultimately it will probably be commercial zoning.

COMMISSIONER McSWAIN noted that offices have protected the neighborhood in certain areas. She felt this is a continuation of a mistake.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 10 – GPA-1451

**MINUTES – Continued:**

COMMISSIONER GOYNES asked to have the buffers explained and if Building B is close to the corner. ATTORNEY CURRAN said Building B is 30 feet from the property on the north and 30 feet on the west side. ROBERT GENZER, Director, Planning and Development, clarified that there is no site plan on this agenda for this property. ATTORNEY CURRAN added that they will be coming back with a site plan when they have a final plan.

COMMISSIONER GALATI felt office is good buffering from residential dependent upon the design of the offices. However, the only reason this piece would be considered as office would be because of the previous commercial zoning in the area. Perhaps it is premature to change the subject property to office without seeing if a residential use could be done. Residential would be difficult to develop, but not impossible.

COMMISSIONER McSWAIN referred to the proximity to the Centennial Plan. Projects have been approved outside of that Plan, but not as intense as this proposal.

COMMISSIONER QUINN asked why the applicant did not submit a Site Development Plan. ATTORNEY CURRAN replied that they are just taking one step at a time. Some of the residents are unhappy because of their experience with other developers.

COMMISSIONER NIGRO felt office is a good buffer between commercial and single family residential. However, he wanted to feel more certain as to how this property is going to be developed.

CHAIRMAN TRUESDELL thought there needs to be a site plan prior to making a decision on this proposal. This will isolate a parcel at Ann Road and Cimmaron Road that is not going to be R-E (Residential Estates). ATTORNEY CURRAN requested this item be held in abeyance for 30 days to work on the site plan and meet with the neighbors. They will not be able to integrate the property on the west into this project.

MR. GENZER felt that if this item is held it would have to be tabled because of the time involved to have a site plan placed on the agenda.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 10 – GPA-1451

**MINUTES – Continued:**

COMMISSIONER McSWAIN thought this parcel could be developed with residential, so a site plan will not change her opinion of this proposal.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All the discussion for Item 10 [GPA-1451] and Item 11 [ZON-1528] was held under Item 10 [GPA-1451].

(6:36 – 7:18)

**1-1243**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1528 - JOHN R. RADER ET AL** - Request for a Rezoning FROM R-E (Residence Estates) TO: O (Office) on 3.18 acres adjacent to the northwest corner of Ann Road and Leggett Road (APN: 125-28-801-014, 016 & 018), PROPOSED USE: PROFESSIONAL OFFICE, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**17**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**20**

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Letter In Opposition Submitted At Meeting – See Item 10
5. Petition In Opposition Submitted At Meeting – See Item 10
6. Petition In Approval Submitted At Meeting – See Item 10
7. Map Submitted At Meeting – See Item 10

**MOTION:**

**McSWAIN - DENIED – Motion carried with GOYNES, NIGRO and QUINN voting NO**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that staff would recommend denial.

ATTORNEY BILL CURRAN, Curran and Parry, 300 South Fourth Street, appeared on behalf of the applicant.

JOHN TOBISCH, 7909 Kiowa Circle, appeared in protest.

CHRIS JONES, 7910 Kiowa Circle, appeared in protest.

ROBERT ELLIS, Mission Point Lane, appeared in protest.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 11 – ZON-1528

**MINUTES – Continued:**

THOMAS FIORI, 8229 Shadrick Avenue, appeared in protest.

VIVIAN TABEY, 8229 Shadrick Avenue, appeared in protest.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared as a concerned citizen.

ROBERT GENZER, Director, Planning and Development, clarified that there is no site plan on this agenda for this property.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All the discussion for Item 10 [GPA-1451] and Item 11 [ZON-1528] was held under Item 10 [GPA-1451].

(6:36 – 7:18)

**1-1243**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - GPA-1301 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (Service Commercial) and R (Rural Density Residential) TO: O (Office) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**GOYNES - DENIED – Motion for APPROVAL did not carry due to the lack of a super-majority - UNANIMOUS with GALATI, McSWAIN, NIGRO and QUINN abstaining due to their involvement with this application**

**To be heard by the City Council on 3/19/2003.**

NOTE: ROBERT GENZER, Director, Planning and Development, announced that no matter what the motion or vote will be on this application, due to the lack of a super-majority, this item will be forwarded to the City Council as a denial. ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, said he understood that this item will be forwarded to the City Council as a denial.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 12 – GPA-1301

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance 30 days ago to clarify some issues. The area that has been designated as SC (Service Commercial) is no longer in the General Plan Amendment request. However, these items had to be re-notified to rezone the south 1.23 acres of the site to C-1 (Limited Commercial). Staff recommended approval.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the property owner. This property fronts on Sahara Avenue, approximately 650 feet west of Buffalo Drive. It consists of 5 acres. They would like to keep the front portion SC (Service Commercial) and reduce a portion from SC (Service Commercial) to O (Office). The back portion should be changed from R (Residential) to O (Office). This is an infill piece of property and is compatible with the development to the east, which is O (Office) and to the SC (Service Commercial) to the west.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared as a concerned citizen.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 13 [ZON-1300] and Item 14 [SDR-1299] for further discussion.

(6:17 – 6:36)

**1-590**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - ZON-1300 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations] TO: O (Office) and C-1 (Limited Commercial) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), PROPOSED USE: OFFICE, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions - UNANIMOUS with GALATI, McSWAIN, NIGRO and QUINN abstaining due to their involvement with this application**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance 30 days ago to clarify some issues. The area abutting Sahara Avenue is appropriate for commercial. All the buildings are oriented in that direction. There are seven one-story buildings and the two-story building is oriented toward Sahara Avenue. The area is within a Rural Preservation neighborhood, but not in a rural area. It is next to a street that is greater than 99 feet in width, so the state law is met in regard to the RPM. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 13 – ZON-1300

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the property owner. They are requesting C-1 (Limited Commercial) and O (Office). The O (Office) in the back will act as a buffer between the existing residential to the north and the SC (Service Commercial) fronting on Sahara Avenue. This is an extension of a project that was approved about a year ago for an office development. They want to keep the SC (Service commercial) in case they have a small retail use that would go into one of the suites.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared as a concerned citizen.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 12 [GPA-1301] and Item 14 [SDR-1299] for further discussion.

(6:17 – 6:36)

**1-590**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-1301) to an O (Office) land use designation for the northern 3.6 acres of the subject site approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. The landscape planter along the north property line shall match the existing planter areas.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
5. The requirements for half-street improvements on the south side of Via Olivero Avenue as listed in Condition #6 below shall not include a sidewalk, as development along Via Olivero Avenue typically does not include sidewalks.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 13 – ZON-1300

**CONDITIONS – Continued:**

Public Works

6. Dedicate 14.5 feet of right-of-way adjacent to this site for Sahara Avenue and 30 feet for Via Olivero Avenue prior to the issuance of any permits.
7. Construct all incomplete half-street improvements on Sahara Avenue and construct half-street improvements on Via Olivero Avenue adjacent to this site concurrent with development of this site.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sahara Avenue and Via Olivero Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
10. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and Via Olivero Avenue adjacent to this site.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 13 – ZON-1300

**CONDITIONS – Continued:**

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - SDR-1299 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction of the perimeter and parking lot landscape planter island requirements and a waiver of the front lot line setback requirements FOR A PROPOSED 55,400 SQUARE FOOT OFFICE COMPLEX on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), U (Undeveloped) Zone [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations], PROPOSED: O (Office) and C-1 (Limited Commercial), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED** subject to conditions with Condition 4 amended as follows:

- The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect loading zone locations in accordance with the perceived demand for loading based on the amount and intensity of retail commercial activities proposed for the site. Per the applicant's request, 15 feet of the right-of-way area for Sahara Avenue directly in front of the site may be used for landscaping until needed for roadway purposes; at that time, the row of parking adjacent to the landscaped area will be removed and replaced with landscaping -

**UNANIMOUS** with GALATI, McSWAIN, NIGRO and QUINN abstaining due to their involvement with this application

To be heard by the City Council on 3/19/2003.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 14 - SDR-1299

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance 30 days ago to clarify some issues. The building is 55,000 square feet. The applicant is requesting a couple of waivers. One waiver is that the parking standard is being met, but waivers are recommended for landscaping along the east and west because that portion of the property is going to be integrated into the site. The other waiver is for landscape planter islands. There are islands on the corners of the parking lot next to the building, so it is meeting the intent of the code. Staff recommended approval subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the property owner. It is the intent on the north property line to mirror the landscaping and block wall that has already been approved and is under construction on the eastern side of this property. Public Works is requiring an additional 14.5 feet be dedicated along Sahara Avenue for future right-of-way. Therefore, he requested "to reflect loading zone locations in accordance with zoning code requirement" be deleted in Condition 4.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked who will be maintaining the landscaping along Sahara Avenue. Also, he wondered if the developer will be planting trees. CHAIRMAN TRUESDELL said the developer will maintain the landscaping per the requirements of the conditions. ATTORNEY GRONAUER added that the trees will be 15 feet apart.

CHAIRMAN TRUESDELL noted that C-1 (Limited Commercial) in an office setting provides for uses that could be more intense with regard to the potential need of the loading area. ATTORNEY GRONAUER replied that the second floor is leased for an office tenant. However, they are still looking for office tenants on the first floor. If there is a small retail tenant that could not fit into an O (Office) category, but could fit into SC (Service Commercial) or C-1 (Limited Commercial) categories, they wouldn't have to return to obtain a Variance or some other deviation to the code. When there is a small retail tenant or office, it would justify the lack of a loading zone, which may be required on other projects.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 14 – SDR-1299

**MINUTES – Continued:**

MR. CLAPSADDLE said there is a code requirement on the loading zone, but staff would be willing to work with the applicant on that issue. Secondly, in regard to the properties between Sahara Avenue and Via Olivero Avenue, there used to be a strip of rural residential property to act as a buffer. In this case, there is a requirement to have the landscape planter extended.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 12 [GPA-1301] and Item 13 [ZON-1300] for further discussion.

(6:17 – 6:36)

**1-590**

**CONDITIONS:**

Planning and Development

1. A Rezoning [ZON-1300] to O (Office) and C-1 (Limited Commercial) Zoning Districts approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect loading zone locations in accordance with Zoning Code requirements. Per the applicant's request, 15 feet of the right-of-way area for Sahara Avenue directly in front of the site may be used for landscaping until needed for roadway purposes; at that time, the row of parking adjacent to the landscaped area will be removed and replaced with landscaping.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 14 - SDR-1299

**CONDITIONS – Continued:**

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 36-inch box trees planted a maximum of 25 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Waivers are granted to not require landscape planter fingers and to reduce the landscape planter width from eight feet to five feet.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 14 - SDR-1299

**CONDITIONS – Continued:**

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways accessing Sahara Avenue shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation. Provide a copy of a recorded Joint Access Agreement between this parcel and the parcel to the east prior to the issuance of any permits for such driveway.
17. Site development to comply with all applicable conditions of approval for ZON-1300 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - GPA-1313 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT**  
- Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 15 [GPA-1313] and Item 16 [ZON-1315] to the 2/27/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her brother-in-law works with Executive Development**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested this item be held in abeyance to the 2/27/2003 Planning Commission meeting in order to hold a neighborhood meeting. Staff has a letter requesting the abeyance.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 15 – GPA-1313

**MINUTES – Continued:**

TERI LIVENGOOD, Stantec Consulting, 7251 West Charleston Boulevard, appeared in order to represent Executive Development. This item was held from a previous meeting because there is a ten-foot strip of land that is being transferred.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 15 [GPA-1313] and Item 16 [ZON-1315] was held under Item 15 [GPA-1313].

(6:04 – 6:05)

**1-130**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - ZON-1315 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT**  
- Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 15 [GPA-1313] and Item 16 [ZON-1315] to the 2/27/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her brother-in-law works with Executive Development**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested this item be held in abeyance to the 2/27/2003 Planning Commission meeting in order to hold a neighborhood meeting.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 16 – ZON-1315

**MINUTES – Continued:**

TERI LIVENGOOD, Stantec Consulting, 7251 West Charleston Boulevard, appeared in order to represent Executive Development.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 15 [GPA-1313] and Item 16 [ZON-1315] was held under Item 15 [GPA-1313].

(6:04 – 6:05)

**1-130**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - GPA-1322 - TRAN NHU THI ON BEHALF OF PAGEANTRY COMMUNITIES** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: O (Office) on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-04-401-001), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – WITHDRAWN WITHOUT PREJUDICE of Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265] - UNANIMOUS**

**NOTE: COMMISSIONER QUINN made a motion for abeyance to the 2/27/2003 Planning Commission meeting that carried unanimously. Subsequently, COMMISSIONER QUINN made a motion to rescind the abeyance motion which also carried unanimously.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265] be held in abeyance to the 2/27/2003 Planning Commission meeting. When staff met with the applicant on the revised Site Plan Review, it was indicated there would be one additional lot. Therefore, the applicant is requesting 35 lots instead of 34 lots.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 17 – GPA-1322

**MINUTES – Continued:**

MR. LAAS, V Point, 1009 Whitney Ranch Drive, Henderson, Nevada, appeared on behalf of the applicant. They would like to withdraw without prejudice Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265].

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265] was held under Item 17 [GPA-1322].

(6:05 – 6:07)

**1-170**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - ZON-1325 - TRAN NHU THI ON BEHALF OF PAGEANTRY COMMUNITIES** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: O (Office) Zone on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-040-401-001) PROPOSED USE: OFFICE PARK, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>16</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – WITHDRAWN WITHOUT PREJUDICE** Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265] - UNANIMOUS

**NOTE:** COMMISSIONER QUINN made a motion for abeyance to the 2/27/2003 Planning Commission meeting that carried unanimously. Subsequently, COMMISSIONER QUINN made a motion to rescind the abeyance motion that carried unanimously.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265] be held in abeyance to the 2/27/2003 Planning Commission meeting.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 18 – ZON-1325

**MINUTES – Continued:**

MR. LAAS, V Point, 1009 Whitney Ranch Drive, Henderson, Nevada, appeared on behalf of the applicant.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265] was held under Item 17 [GPA-1322].

(6:05 – 6:07)

**1-170**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:**      **ROBERT S. GENZER**      ☐ **CONSENT**      ☒ **DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - SDR-1265 - TRAN NHU THI ON BEHALF OF PAGEANTRY COMMUNITIES** - Request for a Site Development Plan Review FOR A TWO-STORY OFFICE BUILDING on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-04-401-001), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], PROPOSED: O (Office), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – WITHDRAWN WITHOUT PREJUDICE** Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265] - UNANIMOUS

**NOTE:**      **COMMISSIONER QUINN** made a motion for abeyance to the 2/27/2003 Planning Commission meeting that carried unanimously. Subsequently, **COMMISSIONER QUINN** made a motion to rescind the abeyance motion that carried unanimously.

**MINUTES:**

**CHAIRMAN TRUESDELL** declared the Public Hearing open.

**DAVID CLAPSADDLE**, Planning and Development, stated the applicant has requested Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265] be held in abeyance to the 2/27/2003 Planning Commission meeting.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 19 – SDR-1265

**MINUTES – Continued:**

MR. LAAS, V Point, 1009 Whitney Ranch Drive, Henderson, Nevada, appeared on behalf of the applicant.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [GPA-1322], Item 18 [ZON-1325] and Item 19 [SDR-1265] was held under Item 17 [GPA-1322].

(6:05 – 6:07)

**1-170**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - MOD-1271 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Major Modification to the Iron Mountain Ranch Master Plan to ADD 3.98 ACRES TO THE OVERALL PLAN AREA (APN: 125-12-601-004, 005 and 006); and to AMEND THE PLAN REQUIREMENTS TO ALLOW 20,000 SQUARE FOOT LOTS ALONG BRADLEY ROAD WHERE THE PLAN REQUIRES 30,000 SQUARE FOOT LOTS (APN: 125-12-601-001, 003 and 006) adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive, R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends ABEYANCE

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE Item 20 [MOD-1271], Item 21 ZON-1270] and Item 22 [SDR-1272] to the 2/27/2003 Planning Commission meeting – UNANIMOUS with GALATI and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant had requested Item 20 [MOD-1271], Item 21 ZON-1270], and Item 22 [SDR-1272] be held in abeyance to the 2/27/2003 Planning Commission meeting so they can be re-notified. During the site plan review process it was discovered that there are more lots being requested than in the original advertisement.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 20 – MOD-1271

**MINUTES – Continued:**

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He requested these items be held in abeyance to the next meeting due to the change in the number of lots.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 20 [MOD-1271], Item 21 ZON-1270] and Item 22 [SDR-1272] was held under Item 20 [MOD-1271].

(6:07 – 6:08)

**1-240**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - ZON-1270 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning from: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) of 3.98 acres adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-004, 005, and 007), PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends ABEYANCE

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE Item 20 [MOD-1271], Item 21 ZON-1270] and Item 22 [SDR-1272] to the 2/27/2003 Planning Commission meeting – UNANIMOUS with GALATI and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant had requested Item 20 [MOD-1271], Item 21 ZON-1270], and Item 22 [SDR-1272] be held in abeyance to the 2/27/2003 Planning Commission meeting so they can be re-notified.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 21 – ZON-1270

**MINUTES – Continued:**

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 20 [MOD-1271], Item 21 ZON-1270] and Item 22 [SDR-1272] was held under Item 20 [MOD-1271].

(6:07 – 6:08)

**1-240**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - SDR-1272 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review for a 34-LOT SINGLE FAMILY DETACHED SUBDIVISION adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-001, 003, 004, 005, 006, 007, and 125-12-602-002), R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends ABEYANCE

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE Item 20 [MOD-1271], Item 21 ZON-1270] and Item 22 [SDR-1272] to the 2/27/2003 Planning Commission meeting – UNANIMOUS with GALATI and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant had requested Item 20 [MOD-1271], Item 21 ZON-1270], and Item 22 [SDR-1272] be held in abeyance to the 2/27/2003 Planning Commission meeting so they can be re-notified.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 22 – SDR-1272

**MINUTES – Continued:**

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 20 [MOD-1271], Item 21 ZON-1270] and Item 22 [SDR-1272] was held under Item 20 [MOD-1271].

(6:07 – 6:08)

**1-240**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - VAR-1305 - CURTIS ALBERT** - Request for a Variance TO ALLOW A PROPOSED DETACHED GARAGE (2,400 square feet) TO EXCEED THE FLOOR AREA OF THE MAIN DWELLING (1,850 square feet) AND TO ALLOW THE HEIGHT OF THE PROPOSED DETACHED GARAGE (19 FEET) TO EXCEED THE HEIGHT OF THE MAIN DWELLING (17 FEET) on property located at 7110 Jeanette Street (APN: 125-24-102-003), R-E (Residence Estates) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Condition For This Application
3. Staff Report
4. Letter From Applicant And Two Letters And Documents In Approval Submitted At Meeting

**MOTION:**

**McSWAIN – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance at the last meeting in order for staff to re-notify. The re-notification indicated that the accessory structure is larger in square footage than the principle structure, but it also exceeds the height as well. In October of 2002 the Planning and Development Department first saw plans for this site. Subsequently, there was a permit issued for the detached garage in December of 2002 in error. In February 2003 the City issued a request and order to have the permit for the garage voided. The code states that there should be no structure larger than the principle structure. The criteria for granting a Variance is a hardship, or a unique circumstance as to why the standards of the code cannot be met. Neither of those criteria are found in this case. Staff recommended denial.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 23 – VAR-1305

**MINUTES – Continued:**

CURTIS ALBERT, 7110 Jeanette Street, said the house is 1,850 square feet on a little over an acre of land. He is trying to improve the property. The house was built in 1979 and the existing garage is very small. He purchased a motor home a couple of years ago and wants to park it out of the weather, as well as his cars. The motor home reaches 13.0 feet so he needs a 14.0 foot garage door. The garage was starting to be constructed when he found out he had to apply for a Variance and permits. The City advised him after his permits were ready that he could continue the construction, but then he was told he had to apply for this Variance. There are several garages in his neighborhood that have garages larger or taller than the existing houses.

TODD FARLOW, 240 North 19<sup>th</sup> Street, wondered if the applicant asked his neighbors whether they approve of this proposal. His main concern is whether this structure would turn into a commercial endeavor. Rescinding a permit after an individual has done extensive work on his project is inappropriate.

COMMISSIONER McSWAIN thought there is a hardship involved with this application due to the money already invested into the structure. The garage looks imposing, but once it's finished it should blend in more with the neighborhood.

MR. CURTIS said he has letters from two of his neighbors in approval and to the north and west is desert.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:58 - 8:06)

**2-960**

**CONDITION:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - SUP-1170 - CHARLES RUTHE AND WILLIAM BOYD ON BEHALF OF MONA COMPANY DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A 360-UNIT RESIDENTIAL MOTEL adjacent to the southeast corner of Rancho Drive and Coran Lane (APN: 139-19-705-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends WITHDRAW

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – WITHDRAWN WITHOUT PREJUDICE Item 24 [SUP-1170] and Item 25 [SDR-1169] - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 24 [SUP-1170] and Item 25 [SDR-1169] be withdrawn without prejudice. Staff has a letter in the file requesting these items be withdrawn without prejudice.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 24 – SUP-1170

**MINUTES – Continued:**

There was no one present to represent the application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [SUP-1170] and Item 25 [SDR-1169] was held under Item 24 [SUP-1170].

(6:10 – 6:11)  
**1-340**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - SDR-1169 - CHARLES RUTHE AND WILLIAM BOYD ON BEHALF OF MONA COMPANY DEVELOPMENT, INC. - Request for a Site Development Plan Review FOR A 360-UNIT RESIDENTIAL MOTEL adjacent to the southeast corner of Rancho Drive and Coran Lane (APN: 139-19-705-001),C-2 (General Commercial) Zone, Ward 5 (Weekly).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends WITHDRAW

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – WITHDRAWN WITHOUT PREJUDICE Item 24 [SUP-1170] and Item 25 [SDR-1169] - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 24 [SUP-1170] and Item 25 [SDR-1169] be withdrawn without prejudice.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 25 – SDR-1169

**MINUTES – Continued:**

There was no one present to represent the application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [SUP-1170] and Item 25 [SDR-1169] was held under Item 24 [SUP-1170].

(6:10 – 6:11)  
**1-340**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - SDR-1393 - RONALD J. RICHARDSON -**  
Request for a Site Development Plan Review FOR A PROPOSED 8,000 SQUARE FOOT RETAIL BUILDING (FAMILY DOLLAR); a Waiver of the parking lot landscape finger requirement; a waiver of the required landscape planter in BETWEEN THE PARKING AREA AND THE BUILDING; a waiver of the requirement to have all parking in the rear or sides of the lot; a waiver to allow an uncovered trash enclosure; and a reduction in the amount of required perimeter landscaping adjacent to the west side of Lamb Boulevard, approximately 500 feet south of Washington Avenue (APN: 140-30-701-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance at the last meeting to give staff time to review the applicant's revised site plan. The previous site plan had concerns that have now been addressed. That site plan did not have a pedestrian access to the building from some of the parking areas, which is indicated on the revised plan. Landscaping has been provided between the parking areas on the north, east and west sides of the building. There is additional landscaping in front of the building.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 26 – SDR-1393

**MINUTES – Continued:**

The building has enhanced articulations and more appropriate elevations for the site. Handicapped access has been provided, which was not on the original site plan. There is a condition that the applicant comply with the trash enclosure standards of the code. Another condition is 24-inch box trees 20 feet on center be provided with minimum four five-gallon shrubs. All the standards of the code are being met, except for the trash enclosure being required to be covered.

RICHARD MORENO, 300 South Fourth Street, appeared on behalf of the applicant. He accepted all the conditions, including the trash enclosure be covered.

No one appeared in opposition.

COMMISSIONER GALATI wondered if the asphalt shingled roof is appropriate for a commercial building of this type because it could become a maintenance problem.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:06 – 8:11)

**2-1260**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The City Council shall approve General Plan Amendment (GPA-1398), prior to the issuance of any building permits.
4. The trash enclosure shall be redesigned to include a cover.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 26 – SDR-1393

**CONDITIONS:**

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 26 – SDR-1393

**CONDITIONS – Continued:**

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current standards concurrent with on-site development activities.
15. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 26 – SDR-1393

**CONDITIONS – Continued:**

18. Site development to comply with all applicable conditions of approval for Parcel Map PM-17-02 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - SDR-1415 - BARKER, BROWN, BUSBY & SUTHERLAND, ET AL** - Request for a Site Development Plan Review and a Waiver of the requirement that 70% of the ground floor be retail uses and a Reduction of the perimeter landscaping planter from eight feet to five feet for a PROPOSED 10,000 SQUARE FOOT OFFICE BUILDING on 0.64 acres adjacent to the southwest corner of Fourth Street and Hoover Avenue (APN: 139-34-410-102, 103, 129 and 130), R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions with Condition 1 deleted and amending Condition 6 to grant a waiver to only bury the new on-site utilities and power service lines  
**- UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 27 – SDR-1415

**MINUTES – Continued:**

MARGO WHEELER, Planning and Development, stated this item was held in abeyance at the last meeting at the request of staff because of a problem with the notification. This project is within the Downtown Centennial Plan area in the Downtown South area. It is a two-story office building that substantially meets the goals of the Downtown Centennial Plan and will be an excellent addition to the area. The site is vacant and located between Third and Fourth Streets on Hoover Avenue. It will be developed with a high quality office building that is principally located at the corner of Hoover Avenue and Fourth Street.

There are two conditions that are questionable with the applicant. The first condition is the relocation of the garage and storage area. Staff would prefer that be moved forward so as to have a larger building footprint at the front property line. There are some architectural and design concerns with regard to that condition. Staff wants to further the goals of the Downtown Centennial Plan, but the larger consideration is the success of this project.

Additionally, there is a concern with regard to placing the utilities underground. That is handled through Public Works.

The design of the project is in substantial conformance to the Downtown Centennial Plan. Staff recommended approval subject to the conditions.

ATTORNEY JAMES CHRISMAN, Barker, Brown, Busby, Chrisman and Thomas, 300 South Fourth Street, #800, felt that moving the garage creates a utilitarian problem for the building. This building has to be completed by December of this year. They just found out about that condition two days ago. He felt staff's one approval is probably from the adjacent property owner. They prefer to have the garage next to their property on a zero lot line instead of an open parking gated area. The biggest problem is moving the garage and storage to the front, which forces the handicapped clients to park a distance from the front door.

In regard to Condition 6, they would agree to bury the new utility lines, but not the existing lines. COMMISSIONER QUINN did not feel staff is requesting all the power lines be placed underground. BART ANDERSON, Public Works, said his understanding of the Downtown Centennial Plan is that all above ground utilities be buried underground that are in a public right-of-way. Those utilities are subject to franchise agreements. However, waivers have been granted, which Condition 2 indicates.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval. He commented that it appears there will be trees in a five-foot planter. He felt bushes would be more appropriate.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 27 – SDR-1415

**MINUTES – Continued:**

COMMISSIONER NIGRO was in favor of keeping the building footprint as designed and granting the applicant the waiver for the power lines. That would assist this type of development to economically move forward. He commended the applicant to remain downtown as he is aware that the applicant has had other options.

COMMISSIONER EVANS asked how expensive it would be to bury the utility lines. COMMISSIONER NIGRO responded that his firm was contemplating burying power lines on a 7.0-acre site and it would have cost about \$300,000.

CHAIRMAN TRUESDELL commented to staff that they could look into some of the downtown standards, rather than have waivers.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:11 – 8:23)

**2-1453**

**CONDITIONS:**

Planning and Development

1. The Garage and Storage Area shall be relocated to the Hoover Avenue frontage with the handicapped parking area moved to the rear of the site as required by the Planning and Development Department.
2. Waivers are granted to the Downtown Centennial Plan requirements requiring ground floor retail and an eight foot landscaped planter between the back of sidewalk and the parking areas.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 27 – SDR-1415

**CONDITIONS – Continued:**

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Utilities and power service lines shall be located underground.
7. The five foot wide amenity zone along Third Street shall be designed as follows: Palm trees shall be 25 feet or greater in height with 30 foot spacing preferred and a maximum of 35 foot spacing. An eleven-foot wide sidewalk shall be placed directly behind the amenity zone. A five-foot wide landscape planter will be permitted behind the sidewalk.
8. The five foot wide amenity zone along Hoover Avenue shall be designed as follows: Deciduous shade trees shall be the primary landscape element (24 inch box trees spaced at 20 feet on-center). An eleven-foot wide sidewalk shall be placed directly behind the amenity zone. A five-foot wide landscape planter will be permitted behind the sidewalk.
9. Landscaping within the parking lot and along the property lines shall conform to that shown on the submitted landscape plan.
10. Wheel stops shall be provided in all parking stalls, two feet from the adjacent property line or landscape area.
11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 27 – SDR-1415

**CONDITIONS – Continued:**

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. The covered parking structures will require building permit approval.
15. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
17. Any proposed signage shall be reviewed and approved by Planning and Development Department staff, prior to the issuance of any sign permits.
18. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
19. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

20. Coordinate with the City Surveyor to determine if a Reversionary Map or Merger and Resubdivision Map to revert the underlying lot lines to acreage is necessary; if such map is required it shall record prior to the issuance of any building permits for this site.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 27 – SDR-1415

**CONDITIONS – Continued:**

21. Dedicate a 10-foot radius on the southeast corner of Third Street and Hoover Avenue and a 10 foot radius on the southwest corner of Fourth Street and Hoover Avenue prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents. If a Merger and Resubdivision Map to revert the underlying lot lines to acreage is necessary all dedications should be provided on Map.
22. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Downtown Centennial Standards concurrent with on-site development activities.
23. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 27 – SDR-1415

**CONDITIONS – Continued:**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

25. Meet with a Representative in the Flood Control Section of the Department of Public Works and provide a Drainage Plan or other information acceptable to Flood Control prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended.
26. Landscape and maintain all unimproved right-of-way on Third Street, Fourth Street and Hoover Avenue adjacent to this site.
27. Submit an Encroachment Agreement for all private improvements located in the Third Street, Fourth Street and Hoover Avenue public right-of-way adjacent to this site prior to occupancy of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1490 - ALEXANDER MACKOVSKI** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD6 (Residential Planned Development - 6 Units per Acre) and a Waiver of minimum R-PD lot size requirements on 2.65 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), PROPOSED USE: Single-Family Development, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>68</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Petition Submitted At Meeting In Opposition
5. Letter Submitted At Meeting In Opposition

**MOTION:**

**GALATI – ABEYANCE of Item 28 [ZON-1490], Item 29 [VAR-1733] and Item 30 [SDR-1734] to the 3/13/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as the applicant is a client of her firm**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the proposed density is in conformance with the ML (Medium-Low Density Residential) designation of the General Plan. The area to the north is zoned R-PD5 (Residential Planned Development – 5 Units per Acre). To the west, south and east is R-PD7 (Residential Planned Development – 7 Units per Acre). Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 28 – ZON-1490

**MINUTES – Continued:**

ALEXANDER MACKOVSKI, 7745 Maggie Belle Court, said he concurred with the conditions. This property was in the County and they had it annexed into the City.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. There is Gold Rush subdivision in the area, which is turning into a slum. Now this applicant wants to have an instant slum to the south. There is a channel that should divide the slum from the standard residential.

STEVEN MACK, 8228 Spring Arts Avenue, appeared in protest. This development will be in the middle of his neighborhood, which consists of 112 houses, and the only access to and from the subject property is through his area. The surrounding houses are much larger than what is being proposed. The property directly to the north is a buffer zone. This is a project similar to what is across the buffer zone. There is a drainage ditch and road between his neighborhood and the Gold Rush subdivision. His entire homeowners association takes in 521 homes in three distinct villages, which is one of the largest associations in the city. The underlying zoning in his neighborhood is R-PD7, but developed as R-PD4.

KENNETH FITZPATRICK, 3901 Cool Meadows Drive, appeared in protest. His home is 3,600 square feet. The size of the proposed homes will devalue his property. This developer does not want to join the existing homeowners association in the area.

SUSAN PAUL, 3816 Warm Meadows Street, appeared in protest. She objected to the size of the homes and the fact that this development will not join her homeowners association.

JULIE SUGITA, 8229 Spring Arts Avenue, appeared in protest. She objected to the size of the proposed homes.

SCOTT HEDLIND, 8229 Woodland Prairie Avenue, appeared in protest. The subject property is surrounded by the largest, most expensive homes in his association. He was assured by COUNCILMAN LARRY BROWN that the homes on this property would be equivalent to the surrounding homes. The developer has not contacted the residents.

STEPHANIE YORK, 8301 Woodland Prairie Avenue, appeared in protest. She recently purchased her home because it was larger than the home she had been living in and objected to the size of those homes.

MR. MACKOVSKI appeared in rebuttal. He felt the size of the homes can be worked out with the neighbors. The homes will be single story and primarily sold to senior citizens.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 28 – ZON-1490

**MINUTES – Continued:**

COMMISSIONER GALATI said he would not be able to support this development unless the lot and home sizes are similar. R-PD6 (Residential Planned Development – 6 Units per Acre) would allow more density than what would be compatible for the area. He would prefer to see the site plan prior to approving the zoning. Since this project will be coming into the midst of another development, it needs to be part of it and not a departure. Therefore, he made a motion for abeyance of Items 28, 29 and 30 to the 3/13/2003 Planning Commission meeting. He urged the applicant to meet with the neighbors and come back to the Planning Commission with a plan that is compatible with the existing neighborhood.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 29 [VAR-1733] and Item 30 [SDR-1734] for further discussion.

(8:23 – 8:50)

**2-1948**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1733 - ALEXANDER MACKOVSKI** - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 12,200 SQUARE FEET OF OPEN SPACE IS REQUIRED for a 16-lot single family development on 2.65 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>68</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**GALATI – ABEYANCE of Item 28 [ZON-1490], Item 29 [VAR-1733] and Item 30 [SDR-1734] to the 3/13/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as the applicant is a client of her firm**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this Variance is for open space where 12,200 square feet is required and to waive the need for a homeowners association. In this case, a Variance is appropriate. The surrounding areas were not required to have any open space.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 29 – VAR-1733

**MINUTES – Continued:**

Since it is the last vacant parcel in the area, it is a rare case where such a Variance would be appropriate. The three lots to the south from Warm Meadows Street going east are 7,592 square feet. The lot on the knuckle is 14,141 square feet and the lot farther to the south is 10,829 square feet. The lots to the east range in size from 7,694 square feet up to 12,324 square feet. Going north across Vista Peak Avenue, the lot sizes are about the same size as the lots in this proposal. Going south of Defiance Avenue, those lot sizes range from 3,999 square feet up to 4,449 square feet. The lots in this proposal range from 4,400 square feet to 5,800 square feet. Thirteen of these lots will have frontages along the interior cul-de-sac. The other three lots will face out. Therefore, in this case there will not be any perimeter landscaping, no common open space, or homeowners association.

Another waiver is the size of the parcel. Normally there has to be 5.0 acres for a residential planned development. This parcel is only about 2.65 acres. However, the properties to the north, south, east and west are R-PD.

Staff recommended approval subject to the conditions.

ALEXANDER MACKOVSKI, 7745 Maggie Belle Court, said concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

STEVEN MACK, 8228 Spring Arts Avenue, appeared in protest.

KENNETH FITZPATRICK, 3901 Cool Meadows Drive, appeared in protest.

SUSAN PAUL, 3816 Warm Meadows Street, appeared in protest.

JULIE SUGITA, 8229 Spring Arts Avenue, appeared in protest.

SCOTT HEDLIND, 8229 Woodland Prairie Avenue, appeared in protest.

STEPHANIE YORK, 8301 Woodland Prairie Avenue, appeared in protest.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 28 [ZON-1490] and Item 30 [SDR-1734] for further discussion.

(8:23 – 8:50)

**2-1948**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1734 - ALEXANDER MACKOVSKI** - Request for a Site Development Plan Review and a Waiver of the Perimeter Landscape Requirement and to eliminate the requirement for a Homeowner's Association FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.50 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>68</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**GALATI – ABEYANCE of Item 28 [ZON-1490], Item 29 [VAR-1733] and Item 30 [SDR-1734] to the 3/13/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as the applicant is a client of her firm**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is a 16-lot single-family residential subdivision. The density is 6.4 units per acre. It is an infill property south of Vista Peak Avenue and west of Cimarron Road. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 30 – SDR-1734

**MINUTES – Continued:**

ALEXANDER MACKOVSKI, 7745 Maggie Belle Court, said concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

STEVEN MACK, 8228 Spring Arts Avenue, appeared in protest.

KENNETH FITZPATRICK, 3901 Cool Meadows Drive, appeared in protest.

SUSAN PAUL, 3816 Warm Meadows Street, appeared in protest.

JULIE SUGITA, 8229 Spring Arts Avenue, appeared in protest.

SCOTT HEDLIND, 8229 Woodland Prairie Avenue, appeared in protest.

STEPHANIE YORK, 8301 Woodland Prairie Avenue, appeared in protest.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 28 [ZON-1490] and Item 29 [VAR-1733] for further discussion.

(8:23 – 8:50)

**2-1948**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1507 - SIDER FAMILY PROPERTIES LIMITED PARTNERSHIP** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.15 acres located at 523 South 8th Street (APN: 139-34-810-053), PROPOSED USE: OFFICE, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions with Condition 3 deleted - UNANIMOUS with GALATI not voting**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated there is a condition requiring a Site Development Plan Review at a later date. The applicant proposes to convert a single-family residence to an office use. In the two-block area between Seventh Street and Ninth Street, and Clark Street and Bonneville Avenue, two thirds of the properties have been converted from residential use to office. If this request is done in a manner that is appropriate and sensitive to the uniqueness of the neighborhood, this would be a good use in this area. This project is within the downtown area and the General Plan for this project is within the Redevelopment Plan area and allows for the use that is proposed. Staff recommended approval subject to conditions with Condition 3 deleted, as that is not necessary.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 31 – ZON-1507

**MINUTES – Continued:**

CHRIS GIDDINGS, Century 21, 9420 West Sahara Avenue, Suite 200, appeared on behalf of the applicant. He concurred with the conditions, except deleting Condition 8 because two-thirds of the area is already converted and this is just a small building. CHAIRMAN TRUESDELL clarified that the condition indicates an alternative can be worked out with Public Works. MR. GIDDINGS responded that in this case he concurred with the conditions and the deletion of Condition 3.

No one appeared in opposition.

There was no further discussion

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(8:50 –8:54)  
**2-3240**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. A Variance application for the minimum required lot width for P-R (Professional Office and Parking) approved by Planning Commission and City Council prior to issuance of any permits, site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 31 – ZON-1507

**CONDITIONS – Continued:**

5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
6. Landscape and maintain all unimproved right-of-way on 8<sup>th</sup> Street adjacent to this site.
7. Submit an Encroachment Agreement for all landscaping and private improvements located in the 8<sup>th</sup> Street public right-of-way adjacent to this site prior to occupancy of this site.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1520 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) Zone on 297.50 acres and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>10</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to conditions with Pod 102 amended to MF (Multi-Family), Pod 309 amended to MF (Multi-Family), Pod 123 amended to incorporate a larger buffer zone and a minimum lot size of 20,000 square feet and work with area residents to fine-tune the land use and policies for that area, and include policies relating to temporary and directional signage for the area as it develops, to reduce confusion through the use of themes and village identity in that signage – UNANIMOUS with TRUESDELL abstaining as he has business interests with Southwest Desert Equities, LLC, and NIGRO abstaining as the applicant's law firm is representing his firm on an unrelated matter**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 32 – ZON-1520

**MINUTES – Continued:**

GARY LEOBOLD, Planning and Development, stated the proposed PD (Planned Development) will initiate the development of a 1,150 acre planned community within this area. The PD zone requires that a Master Development Plan be submitted to guide the development as part of the rezoning process. The applicant has submitted such a plan, together with a land use map, which addresses the entire 1,150-acre site.

Staff is in general agreement with the concept, but there are a number of issues, including the level of oversight and approval processes, recommendations for provision and maintenance of certain infrastructure elements, like parks and trails, and some disagreement regarding the type and distribution of certain land uses, particularly commercial uses proposed at the Beltway/US95 intersection. These items under Condition 2 can be addressed between the applicant and City prior to the City Council meeting on 3/19/2003. The condition is structured to provide that if agreement on these points cannot be reached, the application will be reverted to the Planning Commission for resolution. Staff recommended approval subject to the conditions.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, and CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Drive, #205, appeared in order to represent the Focus Commercial Group. This is the Focus Commercial Group's third master plan in the City of Las Vegas. They did the Lone Mountain and Lone Mountain West Master Plan. They also had a master plan in the County. This property is subject to a Bureau of Land Development auction. They have been working for several months with the public entities, such as the School District, Parks Department, to make sure their sites are located where they want them. In addition, they spent months with City departments on various issues, as well as private consultants. Focus Commercial Group will be a true master developer in a manner similar to Summerlin. That will ensure there is one developer to look to in regard to parks and public open space. The intent is to approve a master plan for the entire area and then go back and enter into a development agreement similar to Summerlin that addresses the procedural issues. This is the first step of a multi-step process.

There are some existing homes in the area. This plan will be primarily residential with less than 5% commercial. The residential is a mix ranging from low densities up to 25 units per acre. It is designed with tree line streets and medians in the streets with an expensive entryway on Elkhorn Road.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 32 – ZON-1520

**MINUTES – Continued:**

The developer has agreed to a buffer around the existing residences with 10,000 or larger square foot lots and single-story homes. In Pod 123, the developer will work with the surrounding residents to have a cap lower than five units per acre. They will also continue to work with those residents on how the roadways will work and how the public facility site is designed. A portion is reserved for an elementary school and a portion for a park. The neighbors want the park closer to them than the school.

They will attempt to work out staff's conditions. If that cannot be accomplished, they will come back before the Planning Commission.

In regard to the commercial, it should be designed in such a manner that it is not detrimental to the Town Center, not regional commercial. They feel the commercial is in the appropriate locations because it is convenient to the residents, in an area whereby the residents have to drive past it to enter into their community, and provide some separation between the commercial uses, school and park facilities. If there is alcohol sales, that deserves some separation from the public facilities. On the overall location of the densities, they have higher densities on the perimeter of the plan and lower in the center of the plan.

He concurred with staff's conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, was concerned about the trails. The houses should be blended into the landscaping. He wants the promises that were made thirty years ago to be carried out. In the Conservation Element of the 2020 Master Plan there are minimum standards. He would like to have the energy standards raised and incorporated in the houses.

CRAIG BROOKSBY, 6260 West Whispering Brook Court, appeared in protest. He has a parcel in the area that is located between a fire training facility and the beltway. He was concerned about the density and conserving the view.

JOHN MARIANO, 6820 Antler Court, appeared in protest. He purchased his property in 1995 when it was Rural Estates. The homes in his neighborhood range from half a million to over a million dollars with full city views. His property is in the County.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 32 – ZON-1520

**MINUTES – Continued:**

REX LOU appeared in protest. About ten years ago roads and utilities were brought into this area to begin the rural estates. Five years ago the zoning changed to a planned development community. There are large homes already in the area, so small homes are not compatible. He wants 20,000 square foot lots and 25 acres of buffer. The homeowners, types of homes, and the views should be taken into consideration.

RANDY DAWSON, 6845 Antler Court, appeared in protest. He wants to see a housing development that matches his neighborhood. He objected to an elementary school next to million dollar homes. There should be a buffer zone around the school.

ATTORNEY FIORENTINO appeared in rebuttal. The proposed plan incorporates all the pedestrian and equestrian trails. In regard to Pod 123, they will provide a buffer of single story homes and commit to 20,000 square foot lots. This property has more than one owner.

CALVIN CHAMPLIN added that they held a meeting with about 15 residents in attendance and would be willing to meet with the residents again.

COMMISSIONER GALATI felt Pod 104, which is Village Commercial at Grand Teton Drive and Hualapai Way, is inconsistent with the remainder of the plan. ATTORNEY FIORENTINO said that area is Neighborhood Commercial. COMMISSIONER GALATI was concerned that there could be a convenience store at that location. ATTORNEY FIORENTINO agreed that a convenience store would be allowed at that location, so it could be designated as MF (Multi-Family).

COMMISSIONER GALATI thought higher density should be next to the beltway. In addition, the signage needs to be looked at closely.

COMMISSIONER McSWAIN asked if Puli Road is right next to the mountain. ATTORNEY FIORENTINO responded that the mountain is farther to the west. MR. CHAMPLIN added that there is a detention basin farther to the west of this property.

COMMISSIONER McSWAIN asked the density that is planned west of Puli Road. ATTORNEY FIORENTINO said west of Puli Road it is primarily a detention basin with a good portion in the Red Rock Conservation area and probably will not be developed for some time.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 32 – ZON-1520

**MINUTES – Continued:**

COMMISSIONER McSWAIN asked if the property going west towards Hualapai on the east side of the project is mostly rural lots. ATTORNEY FIORENTINO responded that the master plan designates that area as Desert Rural in the city and county. There are large custom homes scattered throughout that area.

COMMISSIONER McSWAIN asked if this Master Plan is a function of an agreement, or if each parcel has to apply for a specific zone change based on what the plan has put in place. ATTORNEY FIORENTINO explained that the applicant wants to rezone the property they own to PD (Planned Development). The Bureau of Land Management property is not being zoned until someone in the private ownership applies for a rezoning. MR. CHAMPLIN added that there would be PD (Planned Development) across the board and the Master Plan indicates the densities.

COMMISSIONER McSWAIN asked if this will set a precedent for the areas designated as DR (Desert Rural). ATTORNEY FIORENTINO said the general concept for this area is that DR (Desert Rural) will be on the east side of Hualapai Way and higher densities on the west side of Hualapai Way. COMMISSIONER McSWAIN thought it was conceivable that a developer could apply for another Master Plan within available parcels if they wanted to put them together. ATTORNEY FIORENTINO felt that would be difficult on the east side of Hualapai Way because it is mostly private ownership and divided up amongst multiple owners. MR. CHAMPLIN added that there are no large pieces of BLM property. MR. LEOBOLD stated that another factor that affects the land east of Hualapai Way is the Interlocal Agreement between the City and the County that affects that area and limits development to 2.0 units per acre.

BART ANDERSON, Public Works, said there have been a number of workshops between the City, City of North Las Vegas, Clark County, Nevada Department of Transportation, State of Nevada on planning issues regarding roadway corridors that will be needed in the future in the northwest. Some of the issues that have been identified in those workshops involve substantial changes to the existing Master Plan of Streets and Highways. The conditions that are imposed on this development require them to do a Master Plan Amendment based on the Traffic Study that will be approved. There was a workshop recently in which preliminary alignments and street designations were identified, but further conditions were going to happen in another workshop to be held on 3/3/2003 for final changes prior to presentation to all the bodies that are participating. Some of those changes may have an impact on this site as it is presently being presented. The applicant is familiar with the proposals at this stage, but some of the street patterns may change. MR. CHAMPLIN said they were aware that there could be some changes to the roadway system.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 32 – ZON-1520

**MINUTES – Continued:**

COMMISSIONER McSWAIN commented that Area 306 was going to be a fire training center. She was also concerned about a school in Pod 123. ATTORNEY FIORENTINO responded that the Fire Department reserved that entire portion from the BLM auction for their use, but there are no details on what is being planned. In addition, the School District knew where the Fire Department property would be located. They will design the school so it will be appropriate for the neighbors. COMMISSIONER GALATI felt the Planning Commission will see the design of the school at a future meeting.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:54 – 9:40)

**2-3455**

**MEETING RECESSED FROM 9:40 P.M. TO 9:56 P.M.**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Revisions to the Cliff's Edge Master Development Plan and Design Guidelines document to address the following issues to the satisfaction of the Planning and Development Department, and where appropriate, the Department of Public Works, prior to consideration of the application by City Council. If these issues cannot be mutually resolved, and the applicant still wishes to proceed, the application shall revert to Planning Commission for a recommendation to City Council:

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 32 – ZON-1520

**CONDITIONS – Continued:**

- Complete the revisions in the applicant's response (dated 01/27/03) to the City's written comments;
- Address the level of oversight and process to be implemented regarding future development applications to the satisfaction of the Planning and Development Department;
- Provide mechanisms in the Plan for the provision and maintenance of parks, trails and open space, and address the determination of phasing of development;
- Address the placement and density of multi-family residential around the periphery of the development;
- Address the redefinition of areas appropriate for neighborhood commercial/office uses in central locations within the project;
- Amend the density thresholds so they are consistent with similar land use categories of the General Plan;
- Address conflicts in the alignment of major roadway elements;
- Update the Plan to identify the current location of all required trails that border the subject site;
- Establish administrative procedures to the satisfaction of the Planning and Development Department;
- Provide a schedule for the coordination and development of public improvements within the Plan area;
- Revise the Master Plan to include a Signage Plan, a Streetscape Plan and a method of detailing the required design of wall elevations; and
- Complete the Development Standards tables in the document.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 32 – ZON-1520

**CONDITIONS – Continued:**

4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.
5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis. Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
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Item 32 – ZON-1520

**CONDITIONS – Continued:**

6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the City Sanitary Planning Engineer prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Sanitary Planning Engineer.
7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 32 – ZON-1520

**CONDITIONS – Continued:**

- are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. A Master Drainage Plan and Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The Master Developer of this site shall be responsible to construct such drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
  9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
  10. Homeowner's Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
  11. The final design and conditions for each section within this development shall be determined at the time of approval of site-specific actions associated to each site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1564 - ALBERT & EILEEN MASSI ET AL ON BEHALF OF DISTINCTIVE HOMES** - Request for a Rezoning FROM: R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE of Item 33 [ZON-1564], Item 34 [VAR-1565] and Item 35 [SDR-1566] to the 3/13/2003 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the requested R-PD2 (Residential Planned Development – 2 Units per Acre) is in conformance with the DR (Desert Rural Density Residential) land use designation currently in place. It is compatible with the adjacent R-PD3 (Residential Planned Development – 3 Units per Acre) zoning districts. The site is within a 330 foot buffer of an established Rural Preservation neighborhood, pursuant to SB391, located to the northeast of the subject site. State law requires maintenance of the density of no more than 3.0 units per acre for any portion of a rezoning within this buffer area. The proposal results in a development density that is compatible with the surrounding Rural Preservation neighborhoods and is consistent with the intent of the law. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 33 – ZON-1564

**MINUTES – Continued:**

GASPAR ANDRAD, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared on behalf of Distinctive Homes. In regard to Condition 4, there is a condition requiring a knuckle on Guy Avenue and Stiefel Street, but staff has agreed to an elbow. He concurred with the rest of the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval. He felt the owner of Distinctive Homes is a very fine individual. He has done an outstanding job on his other developments and has a great deal of integrity.

B. J. SCHAFER, 8620 North El Capitan Way, appeared in protest. She just recently found out about this plan. This is not compatible with the area because it should be developed as DR (Desert Rural) with 20,000 square foot lots. She wants single story homes if this is approved.

RICK SELLEY, 8675 Homestead Road, appeared in protest. Two years ago the homes across the street were built. They are 20,000 square foot, single story homes, with landscape lighting, so this project should be developed in the same manner.

LILLIAN SYLVIA, 8575 Homestead Road, appeared in protest. She requested the homes be developed as single story. This proposal has the appearance of one home per quarter acre. She moved into the area because it was rural and it did not have city lighting or compact homes blocking the view. This proposed parcel needs to be compatible with what is already in the area.

DONNA MILLER, 8620 North El Capitan Way, appeared as a concerned citizen. She wants this property developed with single story homes, 20,000 square foot lots, and open space. There is a traffic problem on El Capitan Way already.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest. The lot sizes are too small on the north and east sides. They should move their larger lots on El Capitan and Horse Drive to the east and north sides. There is a wash that runs the length of the property that will have drainage on the north side. Some of the landscaping along Horse Drive and El Capitan Way could be incorporated into the northern and eastern sides to create a buffer. In addition, she would like the lots on the perimeter to be 20,000 square feet and retain R-E (Ranch Estates) zoning. She requested the developer to meet with the neighbors.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 33 – ZON-1564

**MINUTES – Continued:**

GASPAR ANDRAD appeared in rebuttal. Most of the lots are 14,000 square feet. None of the lots face the properties on the north. There is a drainage easement on the northeast corner, which they consider is a buffer.

STEVE KELLY, Distinctive Homes, said they would be willing to meet with the neighbors. These are modest size homes in relation to the lot sizes. There will be a casita adjacent to the homes.

COMMISSIONER NIGRO felt the neighborhood should meet with the developer. Therefore, he felt these items should be held in abeyance so it will be more amenable with the neighbors.

COMMISSIONER GALATI noted that the point of an R-PD is to trade some density for open space. He is not supportive of zero open space.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 34 [VAR-1565] and Item 35 [SDR-1566] for further discussion.

(10:21 – 10:42)

**3-2580**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1565 - ALBERT & EILEEN MASSI ET AL ON BEHALF OF DISTINCTIVE HOMES** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 21,167 SQUARE FEET IS REQUIRED on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE of Item 33 [ZON-1564], Item 34 [VAR-1565] and Item 35 [SDR-1566] to the 3/13/2003 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this Variance will result in the development of 30 lots on the subject site with no centrally located open space as required by Title 19. The applicant has indicated in the justification letter that the 15 to 20 foot wide common elements adjacent to El Capitan Way and Horse Drive be considered as meeting that open space and recreational facility requirement. The calculation for this area is approximately 25,400 square feet of open space. Title 19 also states that the landscape planters located along major thoroughfares or collector streets do not qualify as open space. Therefore, the open space is calculated as zero for this Variance application. There is no evidence of a unique or extraordinary circumstance. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 34 – VAR-1565

**MINUTES – Continued:**

The proposed landscape planters along Horse Drive and El Capitan Way exceed the requirement of the City's Urban Design Guidelines and Standards in terms of width and provide a more than adequate buffer to neighboring residential uses. This is a project for a 30-lot residential development with lot sizes ranging from 11,000 to 14,000 square feet, which is relatively small. The full potential of open space to be utilized by the residents may be too small. Staff recommended approval subject to the conditions.

GASPAR ANDRAD, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared on behalf of Distinctive Homes. He concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval.

B. J. SCHAFER, 8620 North El Capitan Way, appeared in protest.

RICK SELLEY, 8675 Homestead Road, appeared in protest.

LILLIAN SYLVIA, 8575 Homestead Road, appeared in protest.

DONNA MILLER, 8620 North El Capitan Way, appeared as a concerned citizen.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest.

STEVE KELLY, Distinctive Homes, appeared in order to represent the application.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 33 [ZON-1564] and Item 35 [SDR-1566] for further discussion.

(10:21 – 10:42)

**3-2580**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1566 - ALBERT & EILEEN MASSI ET AL ON BEHALF OF DISTINCTIVE HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE of Item 33 [ZON-1564], Item 34 [VAR-1565] and Item 35 [SDR-1566] to the 3/13/2003 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this request is for 30-single family lots. The entire development will be accessed from a single ungated entry point to El Capitan Way. Internal streets will be 39-foot wide private streets. There is an emergency access provided to Horse Drive. The setbacks will be a minimum of 20 feet to the front of the house, 5 feet to the side, 15 feet to the corner side and 20 feet to the rear. This particular development has similar lot sizes with a minimum of 11,000 square feet to the RD single-family residential restricted district.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 35 – SDR-1566

**MINUTES – Continued:**

A condition is recommended for similar setbacks of the overall development, 20 feet to the front of the house, 20 feet to the garage, 10 feet to the side, 15 on the corner side and 30 feet to the rear. A 20-foot wide landscape planter with an additional five feet of landscaping is provided along El Capitan Way, as well as a 15-foot wide landscape planter with an additional 5 feet of landscaping along Horse Drive. The landscape plan indicates a mixture of 24-inch box trees, shrubs and lawn. Staff recommended approval subject to the conditions.

GASPAR ANDRAD, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared on behalf of Distinctive Homes. In regard to Condition 5, staff was requiring a knuckle on Guy Avenue and Stiefel Street, but they have agreed to an elbow. He concurred with the other conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval.

B. J. SHAFFER, 8620 North El Capitan Way, appeared in protest.

RICK SELLEY, 8675 Homestead Road, appeared in protest.

LILLIAN SYLVIA, 8575 Homestead Road, appeared in protest.

DONNA MILLER, 8620 North El Capitan Way, appeared as a concerned citizen.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest.

STEVE KELLY, Distinctive Homes, appeared in order to represent the application.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 33 [ZON-1564] and Item 34 [VAR-1565] for further discussion.  
(10:21 – 10:42)

**3-2580**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1577 - U.S. HOME CORPORATION** - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Unit per Acre) on 35.06 acres adjacent to the northwest and northeast corners of Rainbow Boulevard and Azure Drive (APN: 125-26-101-003, 125-27-502-005, and 125-26-101-002), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – Motion carried with GALATI voting NO and McSWAIN abstaining as the applicant is a client of her firm**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this rezoning would allow the development of a 66 lot residential subdivision on a 35.06-acre site. The proposed density allows up to 2.0 units per acre and would be in conformance with DR (Desert Rural Density Residential) land use designation. The proposed zoning would be compatible with the existing zoning of land to the west, east and south of the site, which is a combination of city and county land and the zoning is either R-E (Ranch Estates) in the city and county or C-V (Civic) in the city. The site is bound on the north by the Beltway with county land to the north of it. This development will include more than the amount of open space required for an R-PD site at this density. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 36 – ZON-1577

**MINUTES – Continued:**

MICHAEL VIALPANDO, Lochsa Engineering, 5828 Spring Mountain Road, #308, appeared on behalf of the applicant.

BART ANDERSON, Public Works, explained the road issues.

TODD FARLOW, 240 North 19<sup>th</sup> Street, was concerned about a diagonal strip of land separating two properties.

JEFFREY SPECIAL, 2100 Rico Peak Court, owner of Bob Taylor's Ranch House, appeared in protest.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 37 [SDR-1580] for further discussion.

(10:42 – 11:06)

**3-3670**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements including appropriate overpaving on Rio Vista Street, Azure Drive, and the full-width improvements on Rainbow Boulevard adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
4. Extend a public sewer stub northward to Assessor Parcel #125-26-101-004 at a location and at a depth acceptable to the City Engineer concurrent with development of this site. Appropriate public sewer easements shall be provided or retained for all public sewers not located within existing public right-of-way.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 36 – ZON-1577

**CONDITIONS – Continued:**

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1580 - U.S. HOME CORPORATION** - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.06 acres adjacent to the northwest and northeast corners of Rainbow Boulevard and Azure Drive (APNs: 125-26-101-003, 125-27-502-005, and 125-26-101-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre) Zone], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED** subject to conditions with an additional condition that the church and Bob Taylor's Ranch House are not landlocked – Motion carried with GALATI voting NO and McSWAIN abstaining as the applicant is a client of her firm

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site plan shows a 66 lot residential subdivision. It is in keeping with the proposed zoning of R-PD2 (Residential Planned Development – 2 Units Per Acre) and developed in three parts. There is an access through a gated entrance for each phase. All the lots will contain one-story homes. Staff recommended approval subject to the conditions.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 37 – SDR-1580

**MINUTES – Continued:**

MICHAEL VIALPANDO, 5828 Spring Mountain Road, appeared on behalf of the applicant. In regard to the setback requirements in Condition 5, they are different than what the applicant proposed. They propose 16 feet to the front of the house, 20 feet to the garage, 5 feet on the side, 10 feet on the corner, and 20 feet in the rear. Also, in regard to Condition 13, that was included because of a possible crossover at the Rainbow/Centennial intersection. He would like to have a specific site layout so they don't have to reconfigure the site when they apply for a building permit.

BART ANDERSON, Public Works, explained that the issue is the possible future bridging of the Beltway with an overpass. The location of the access drive off Rainbow Boulevard is too far to the north for a comfortable fit with a potential overpass. The Traffic Engineering Division suggested that the entry drive be moved farther south, or possibly relocated onto Azure Drive, so that if the roadway was ever bridged, the driveway for this development would not have to be relocated at that time, which would be a considerable expense. If Rainbow Boulevard is ever bridged, it would be shortsighted to have allowed the entry drive to cause a problem. The applicant does not want to move their driveway, but if that is a requirement, they want to know that when this development is approved.

TODD FARLOW, 240 North 19<sup>th</sup> Street, was concerned about a diagonal strip of land separating two properties. MR. VIALPANDO explained that it is a drainage and utility easement.

JEFFREY SPECIAL, 2100 Rico Peak Court, owner of Bob Taylor's Ranch House, appeared in protest. His neighbors have not been advised of this request. However, today he was told this item would be held in abeyance so neighborhood meetings could be held. He was concerned about the layout of the houses, an easement used by the adjacent church, and his business being landlocked. He wants to have more input into this project.

MR. VIALPANDO said there are a significant number of areas where Rainbow Boulevard has actually been vacated from Centennial Parkway to Rome Boulevard to a smaller right-of-way from a 100-foot right-of-way. With respect to the crossover at Rainbow Boulevard just south of the Beltway, there is an out parcel, which is not a part of this development, so any type of crossover would have to be sensitive to cutting off access to one of the parcels. With respect to north/south travel, there is Rainbow, Rio Vista, and a half-mile west of Rainbow is Tenaya. At Tenaya there is a crossover for north/south travel. From Rainbow east to Torrey Pines, there is going to be a crossover. Another half mile on either side of those is Jones proposed for a full interchange. On the other side is US95 and the Centennial Parkway intersection. Therefore, it appears that four access points over two miles is adequate.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 37 – SDR-1580

**MINUTES – Continued:**

COMMISSIONER GALATI asked why the applicant objects to moving the access to Rainbow Boulevard. It does not appear that it would cause a hardship. MR. VIALPANDO responded that if they are moving streets and lot lines, then they will have to come back to the Planning Commission with another Site Development Plan Review right before a building permit is pulled. COMMISSIONER GALATI said the intent of the condition is that the access should be worked out between Public Works staff and Planning and Development staff. No project should dictated the planning of the streets. If there is an access point adjacent to the Beltway, that implies that a crossover would not be feasible. Planning of this project has to be flexible to allow for certain things to happen. He also wondered about the access to the adjacent church.

MR. VIALPANDO requested Condition 13 be amended so they can reconfigure the street layout without coming back for a Site Development Plan Review. COMMISSIONER GALATI said that condition is standard and implies that there could be a redesign of the street layout and on-site circulation. Unless the project is completely flipped around, it will not be coming back to the Planning Commission. MR. ANDERSON said this site will be coming back as a Tentative Map. The applicant needs to meet with the Traffic Engineer prior to developing the construction drawings so they don't have to be changed.

CHAIRMAN TRUESDELL asked whether the parcel just to the north is owned by anyone involved in this development. MR. VIALPANDO answered in the negative. CHAIRMAN TRUESDELL said there is a street off Rainbow Boulevard, which the City gave up, and now there is a dead-end street that has been a problem for adjacent developments. A decision needs to be made about the location of a driveway at the end of Rainbow Boulevard. MR. VIALPANDO reiterated that they want to avoid having to go through months of designing and engineering drawings and not have to renegotiate the entrance on Rainbow Boulevard. With respect to Bob Taylor's Ranch House, there will be half-street improvements on Rio Vista, which will remain as designed. The subject project is being purchased from a previous owner of the Ranch House. A condition could be placed on this site plan that the applicant has to provide access to the church.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 36 [ZON-1577] for further discussion.

(10:42 – 11:06)

**3-3670**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 37 – SDR-1580

**CONDITIONS:**

Planning and Development

1. A Rezoning [ZON-1577] to an R-PD2 (Residential Planned Development - 2 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 37 – SDR-1580

**CONDITIONS – Continued:**

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
14. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Site development to comply with all applicable conditions of approval for ZON-1577 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1620 - WILLIAM & JENNIFER HITT** - Request for a Rezoning FROM: U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] TO: T-C (Town Center) on 6.14 acres adjacent to northwest corner of Durango Drive and Deer Springs Way (APN: 125-20-201-016 and 019), PROPOSED USE: COMMERCIAL, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as the applicant has a license with his office**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that development within the UC-TC (Urban Center Mixed-Use – Town Center) land use designation will typically be multi-stories having ground floor offices and retail with similar or residential uses utilizing the upper floors. The minimum height requirement in this category is two stories. There are no density limitations in the UC district. Development in the UC-TC district shall be by development agreement as per Title 19.18.090. The proposed TC (Town Center) zoning will allow the development of this property in accordance with the Town Center development standards manual, which will be

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 38 – ZON-1620

**MINUTES – Continued:**

compatible with other surrounding Town Center land uses. A condition is placed on this rezoning application for the developer to provide a development agreement prior to the issuance of any permits, any site grading, and all development activity for the site. Staff recommended the zoning for this property go directly to Ordinance. Staff recommended approval subject to the conditions.

DANIEL LAWARA, 5525 Polaris Avenue, appeared on behalf of the applicant. In looking at the conditions, most the items where there is a difference concerning the landscaping amenities and open space, the build-to line is not a big problem. He concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. They need to have the seating on the plaza to give the pedestrian feel, which is what Town Center is about. The requirements are deviating from those standards.

CRAIG BROOKSBY, 6260 West Whispering Brook Court, appeared in protest. A lot of time was devoted to the Town Center standards. There is over 100 acres of land in the Town Center that has gone to residential uses that was originally zoned as a mixed use or commercial use. That is not the way Town Center was designed. Taking away a lot of the commercial land and turning it into residential land the concept of the Town Center will not be met. On page 5 of the Development Standards, it specifically states that development within this land use designation will typically be multi-story having ground floor offices and/or retail with similar or residential uses utilizing the upper floors. Developments in excess of 12 stories along Durango corridor are possible with Special Use Permits. If a site has a single story tavern, that is ignoring what has been planned for the Town Center design. Town Center was originally designed for walking traffic for people who live in the area and walk to work. Subsequently, a lot of residential has been coming in, which makes it more like the rest of Las Vegas. He is concerned about the building height.

WILLIAM DOUGLAS, 2208 Alia Court, said he has owned this property for 16 years. They have met with several landowners and the City. He has given away over an acre of additional land and agreed to a Special Improvement District. The houses behind this parcel are starter homes, which do not drive a high density. They want to build a project that conforms to the Town Center standards, with some of the conditions reconsidered.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 38 – ZON-1620

**MINUTES – Continued:**

COMMISSIONER GALATI felt the applicant's representative wanted several of the Town Center standards changed, which means they would not meet the required standards. This is not the highest and best use of the land. MR. LAWARA felt they could meet the intention of the conditions. This is a portion of a larger overall site.

COMMISSIONER NIGRO referred to Condition 1 under Item 39, and noted that the same condition is reflected under Item 40. MR. CLAPSADDLE said staff is encouraging density in accordance with the Town Center design standards. Staff is looking for a building that has a two-story look, but not necessarily a two-story tavern. There are plenty of opportunities to have a first floor office and a pub on the second floor. Staff is recommending approval of the Special Use Permit because it is acceptable to have a three or four story office building and a bar on the first floor. A one-story building would set a precedent.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See Item 39 [SUP-1569] and Item 40 [SDR-1741] for further discussion.

(11:06 – 11:41)

**4-790**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Submit a Development Agreement, as required by Town Center Development Standards per Section 19.18.090, prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Hitt Center Court (AKA Haley Avenue), 40 feet of right-of-way adjacent to this site for Deer Springs Way, a 54 foot radius at the northwest corner of Durango Drive (AKA El Capitan Way) and Deer Springs Way, and a 25 foot radius at the southwest corner of Durango Drive (AKA El Capitan Way) and Hitt Center Court (AKA Haley Avenue) prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 38 – ZON-1620

**CONDITIONS – Continued:**

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Hitt Center Court (AKA Haley Avenue), 40 feet of right-of-way adjacent to this site for Deer Springs Way, a 54 foot radius at the northwest corner of Durango Drive (AKA El Capitan Way) and Deer Springs Way, and a 25 foot radius at the southwest corner of Durango Drive (AKA El Capitan Way) and Hitt Center Court (AKA Haley Avenue) prior to the issuance of any permits.
4. Construct half-street improvements including appropriate overpaving, if legally able on Deer Springs Way and Hitt Center Court (AKA Haley Avenue) adjacent to this site that meet Town Center Standards concurrent with development of this site.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 38 – ZON-1620

**CONDITIONS – Continued:**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**PUBLIC HEARING - SUP-1569 - WILLIAM & JENNIFER HITT** - Request for a Special Use Permit FOR A 6,622 SQUARE FOOT TAVERN on a portion of 5 acres adjacent to the northwest corner of Durango Drive and Deer Springs Way (APN: 125-20-201-019), U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as the applicant has a license with his office**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this tavern will be within the range of uses permitted with the approval of a Special Use Permit in the UC-TC (UC-TC (Urban Center Mixed-Use - Town Center)) land use designation. Town Center development standards require a tavern to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City park, as measured from property line to property line. This differs from the City standard of 1,500 feet. This use does not have any protected uses within 400 feet of the subject property. There is no spacing requirement between uses licensed as taverns or other comparable establishments in Town Center. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 39 – SUP-1569

**MINUTES – Continued:**

DANIEL LAWARA, 5525 Polaris Avenue, appeared on behalf of the applicant. In regard to Condition 1, the concern with staff is the two-story requirement. He wondered if the building height could accomplish the two-story effect. MR. LEOBOLD thought that if the building has the appearance of being two stories that requirement would be met. MR. LAWARA felt they could accomplish that façade.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

CRAIG BROOKSBY, 6260 West Whispering Brook Court, appeared in protest.

WILLIAM DOUGLAS, 2208 Alia Court, appeared as the property owner.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See Item 38 [ZON-1620] and Item 40 [SDR-1741] for further discussion.

(11:06 – 11:41)

**4-790**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements of the Town Center Development Standards Manual for Pubs, Bars & Lounges (Taverns, etc.) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1620) and Site Development Plan Review (SDR-1741).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1741 - WILLIAM & JENNIFER HITT** - Request for a Site Development Plan Review FOR A PROPOSED 6,622 SQUARE FOOT TAVERN on a portion of 5 acres adjacent to the southwest corner of El Capitan Way and Haley Avenue (APN: 125-20-201-019), U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: TC (Town Center)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to conditions – Motion carried with NIGRO voting NO and TRUESDELL abstaining as the applicant has a license with his office**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the submitted site plan only takes into consideration the tavern portion of the site. The tavern will be located on the northeast corner of the site with parking on the west side of the building. Access to the subject portion of the site will be via a single drive from Hitt Center Road at the northern end of the property. The elevations depict a single story Mediterranean style building. The project fails to meet a number of standards in the Town Center Development Standards Manual. Section D.1.C.2. maintains that the buildings along primary pedestrian corridors must abut the build-to-line on the side of

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 40 – SDR-1741

**MINUTES – Continued:**

the building facing the street. Sixty percent of the building is required at the build-to line and the remaining 40% dedicated to a corner plaza. That space is encouraged to be an outdoor seating area between the building and the street. The landscape plan does not indicate the required amenity zones to meet the Town Center Development Standards. The parking lot landscaping does not meet the minimum tree requirement of one tree for six parking spaces. There is also a requirement for a landscape plan to address the amount of required open space of 20%.

This development is part of a larger project which will ultimately be required to meet the open space standards. South and west elevations of the proposed structure are lacking the same façade treatment as the north and east elevations which face internally to the site. The tavern is single story where UC-TC (Urban Center Mixed-Use - Town Center) requires a minimum of two stories.

Staff recommended denial.

DANIEL LAWARA, 5525 Polaris Avenue, appeared on behalf of the applicant. He asked for clarification of Condition 1. Also, in Condition 7 there are specifics for these types of developments. Under 7.a. there is a requirement of 70% clear glazing that needs to be provided. That is appropriate in a two-story retail building, but clear glazing of 70% of the face of a pub or tavern is inappropriate. Under 7.b., they would like to have outdoor seating between the building and the street, but with parking, density, open space, and size of the lot they are hesitant to commit to an outdoor seating area. They prefer to have that requirement read, *if it is feasible*.

MR. CLAPSADDLE said Conditions 1 and 7 are not according to the Town Center standards. Staff wants this area developed according to the standards, with intensity and a two-story appearance. This is the first part of an overall site.

COMMISSIONER McSWAIN asked if this applicant will be developing the remainder of this site. MR. DOUGLAS answered in the affirmative, but it would be built based on the feasibility study of the area.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 40 – SDR-1741

**MINUTES – Continued:**

COMMISSIONER NIGRO felt the façade should be two stories. COMMISSIONER EVANS felt that approving this application could be something that the City would regret in the future. MR. DOUGLAS suggested that they could build a two-story façade with the intent of adding onto it when the neighborhood develops and matures.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

CRAIG BROOKSBY, 6260 West Whispering Brook Court, appeared in protest.

WILLIAM DOUGLAS, 2208 Alia Court, appeared as the property owner.

COMMISSIONER McSWAIN did not want to force a project that will not succeed.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See Item 38 [ZON-1620] and Item 39 [SUP-1569] for further discussion.

(11:06 – 11:41)

**4-790**

**CONDITIONS:**

Planning and Development

1. The proposed Pub, Bar, Lounge (Tavern, Etc.) shall be a minimum of two full stories.
2. A Rezoning (ZON-1620) to a TC (Town Center) Zoning District approved by the City Council.
3. A Special Use Permit (SUP-1569) for a Pub, Bar or Lounge (Tavern, Etc.) approved by the City Council.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. A text amendment of the Town Center Development Standards (TCDS) shall be filed to change Haley Avenue from an 80-foot street to a sixty-foot street.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 40 – SDR-1741

**CONDITIONS – Continued:**

7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a) meeting minimum standards regarding Building Façade, Exterior Features, Building Height, Stepbacks and Build-to-Line Standards are required in Section D.1 of the Town Center Development Standards, as well as other applicable standards. b) An outdoor seating area between the building and the street. c) Haley Avenue shall be narrowed at the intersection of Durango per Figure 7 of the Town Center Development Standards. d) Provide the required amount of handicap parking in accordance with Title 19.10.G. e) Trash enclosures shall meet Title 19.08.045 standards, which require enclosed and roofed trash enclosures. f) Wheel stops, handicapped parking, and loading spaces shall be in accordance with LVMC 19.10.010.
8. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit to reflect: El Capitan Way as Durango Drive (an 120 foot Town Center Parkway Arterial) with a five foot amenity zone and a 9'-6" sidewalk. Deer Springs (an 80 foot Town Center Arterial) with a three-foot amenity zone and five foot sidewalk. Landscape islands shall meet minimum Landscape Island and Tree Requirements in Section D.2.B.7, which include one tree for every six uncovered parking spaces. The project shall meet the 20 percent open space requirement in Section 19.06.110.E.
9. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation of the south and west elevations to be identical in theme and materials to the north and east elevations.
10. Pursuant to the Town Center Development Standards signs in the Urban Center Mixed-Use district (UC-TC) a Master Sign Plan is required and approved by the Centennial Hills Town Center Architectural Review Committee.
11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 40 – SDR-1741

**CONDITIONS – Continued:**

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1620 and all subsequent site-related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**PUBLIC HEARING - SCD-1390 - KB HOME NEVADA, INC.** - Request for a Major Deviation of the Summerlin Development Standards to allow the detached garage setback a minimum of six feet from back of curb where eighteen feet is the minimum required on the corner lots within the Somerset Subdivision Units 1, 2 and 3 adjacent to the southwest corner of Vista Run Drive and Desert Sunrise Road (APN: 137-34-710-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as the applicant is a client of their firms and NIGRO abstaining as the applicant’s representative is representing his firm on another matter**

**To be heard by the City Council on 3/19/2003.**

NOTE: VICE CHAIRMAN QUINN disclosed that ATTORNEY GRONAUER represented a project that his firm is involved with, but he was representing the owner of that project, and there was no contractual relationship between ATTORNEY GRONAUER’S firm and his firm. He was advised by the City Attorney that he could vote on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 23, 2003  
Planning & Development Department  
Item 41 – SCD-1390

**MINUTES – Continued:**

GARY LEOBOLD, Planning and Development, stated the approved site plan shows a 177 lot residential subdivision in the Vista area of Summerlin. In this development, Units 1 and 2 of the Somerset Subdivision have 13 corner lots. The subject of this application is that detached garages, which have vehicular access from a flanking street with five lots, not be held to an 18 foot setback requirement. Eighteen feet would have the effect of pushing the garage to the other side of each lot and eliminating much of the rear yard. Where a six-foot setback is the requirement, it is being reduced to five feet to discourage parking in the driveways where the vehicles could project into the street. Staff recommended approval subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent KB Home Nevada Inc.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:41 – 11:44)

**4-2100**

**CONDITIONS:**

Planning and Development

1. This Summerlin Certificate of Deviation shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted.
2. Obtain Summerlin Site Development Plan Review approval for this development from the City Referral Group prior to issuance of any building or grading permits.
3. The minimum detached garage setback for corner lots within the Somerset subdivision, Units 1 and 2 shall be reduced from eighteen (18) feet to five (5) feet.
4. All development must be in conformance with Summerlin Development Standards; except as provided by this approval.
5. Satisfaction of City Code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 41 – SCD-1390

**CONDITIONS – Continued:**

Public Works

6. Where possible, proposed driveways shall be 5 feet or less in length from the back of curb or back of sidewalk, if sidewalk is provided, or shall be 18 feet or greater in length from the back of curb or back of sidewalk, if sidewalk is provided.
7. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, to establish finish floor elevations of the detached garages.
8. Site development to comply with all applicable conditions of approval for the Somerset subdivision and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1459 - MICHAEL & GRACE JORDAN** - Request for a Variance TO ALLOW A SINGLE FAMILY DWELLING TO BE 18 FEET FROM THE REAR PROPERTY LINE WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED at 6288 Fisher Avenue (APN: 125-35-613-002), R-D (Single Family Residential-Restricted), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions - UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this lot is wider and shallower than the standard R-D lot, being 116 feet in width and 100 feet in depth. Although the configuration is unusual, the hardship created is self-imposed. There is no evidence of any unique or extraordinary circumstance that has been presented. The applicant could have designed the proposed home prior to confirming the setbacks for the area. An alternative design would have allowed conformance to Title 19 requirements. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 42 – VAR-1459

**MINUTES – Continued:**

TONY CRUZ, 6276 Desert Haven Road, said his partner and he purchased one of the nine available lots in this subdivision. He was representing the Jordan family for Lot 2. These lots are wider than they are deep and were represented when sold as R-1 (Single Family Residential) lots. The Jordan's purchased the property under the guidelines and proceeded to have a house designed, but it encroaches into the 30-foot setback from the rear property line. He had attended a previous meeting to represent the owners of Lot 3 and that owner had also requested a Variance, which was approved. That owner's house will encroach into the rear setback by 12 feet. Therefore, a precedent has been set for this subdivision.

CHAIRMAN TRUESDELL noted that the lots in the cul-de-sac are R-1 (Single Family Residential) and those along Fisher Avenue are R-D.

MR. CRUZ responded that these are first time land buyers. The City Council approved the rezoning request from R-E to R-1 and R-D. The lots on the north side of Fisher Avenue to the east of Maverick Street are 116 feet deep and only 90 feet wide, instead of the 100-foot minimum width that is required.

STEPHEN ALEXANDER, 6280 Fisher Avenue, appeared in approval. He has a 10-foot setback on the side of his house.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval. He likes these homes because they have a side-loading garage.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:44 – 11:50)

**4-2290**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - AR-1496 - PECCOLE FAMILY TRUST** - Request for a Variance TO ALLOW AN APPROVED MINI-WAREHOUSE DEVELOPMENT TO BE ZERO FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN: 163-06-101-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions - UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that at the time of Site Development Plan Review SDR-1136 for this project, the mini-warehouse did not meet the required rear setback. The west property line was within the 20-foot setback. This building is bordered on the north side by a proposed drainage channel and on the west side property line it abuts a school track and field area. If this request adheres to the required setback, a no-man's-land will be created that could be unsightly and hazardous. There is no evidence of a unique or extraordinary circumstance. The requirements in Title 19 could have been met. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 43 – VAR-1496

**MINUTES – Continued:**

KIRK CARLSON, Swisher & Hall Architects, 7373 Peak Drive, #250, appeared on behalf of the applicant. This project was presented previously and approved as a Site Development Plan Review. When it went to the City Council, it was requested that the setback in the rear be eliminated. The Council did not want the setback because the property was adjacent to a school and it could be an area where the students might congregate and be out of view from security.

KEVIN DUNNING, Executive Director, Faith Lutheran Junior/Senior High School, 2015 South Hualapai Way, appeared in protest. On the property abutting this parcel they plan to put another set of classroom buildings. They would prefer some distance between the subject property and the school's property. The school is in the County and Summerlin and they have had to abide by all the setback provisions, buffering and landscaping requirements.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. Having that no-man's-land space will create mischief.

COMMISSIONER McSWAIN wondered if this request should take precedence over the adjoining property owners.

CHAIRMAN TRUESDELL noted that the school's track is against this site.

COMMISSIONER GALATI felt the tiny piece of land would be a nuisance for the school. MR. DUNNING responded that when the classrooms are constructed and this warehouse is allowed to go to the back of the property, the students will be looking at boats and vehicles.

MR. CARLSON explained that there would be a CMU block wall on the property line. They will be replacing the block wall with the side of the building in that area.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:50 – 11:59)

**4-2550**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 43 – VAR-1496

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-1136].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1549 - MASTER TELEVISION, INC. ON BEHALF OF CSK AUTO INC.** - Request for a Variance TO ALLOW 27 PARKING SPACES WHERE 31 PARKING SPACES ARE REQUIRED AND TO ALLOW THE PROPOSED BUILDING 40 FEET FROM ADJACENT RESIDENTIAL LOTS WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 60 FEET IN CONJUNCTION WITH A PROPOSED AUTO PARTS ESTABLISHMENT (CHECKER AUTO PARTS) at 1310 East Charleston Boulevard (APN: 162-02-110-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – Motion carried with GOYNES voting NO**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that in meetings with the applicant it was found that the standard size of a Checker Auto Parts store is around 7,200 square feet. This applicant has reduced the size of the building to approximately 5,400 square feet to be able to fit it on the site. The applicant plans to provide about 90% of the required parking, including all the required handicapped parking. The second part of this request relates to the Residential Adjacency Standard requirements. Those standards would apply to the rear of the building where there is residential development across the alley to the south. Compliance with this standard would render this site undevelopable. To reduce the standard from 60 feet to 40 feet is a 30% deviation.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 44 – VAR-1549

**MINUTES – Continued:**

This site is located on a strip of C-1 (Limited Commercial) land fronting on Charleston Boulevard that acts as a buffer to the residential area to the south. This strip is too narrow to reasonably comply with the Residential Adjacency Standards. Staff recommended approval subject to the conditions.

TIMOTHY WALD, 645 East Missouri Avenue, Phoenix, Arizona, appeared on behalf of CSK Auto, Inc. This is a small commercial site of about 16,000 square feet that is zoned commercial in a redevelopment area. He concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. There will be cars parking on the adjacent property. This building will not fit on the property and the store will create more traffic.

COMMISSIONER McSWAIN asked if the existing building will be demolished. MR. WALD responded that there are two existing buildings that fill this lot that are side by side and fill up to the front of the parcel and almost back to the alley. The plan is to demolish both of the buildings. At the present time there is parking for only about three or four cars. The square footage of the building will be reduced by half. There will be landscaping on three sides of the property where there is none at the present time.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 45 [SDR-1547] for further discussion.

(11:59 – 12:07)

**4-3000**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-1547].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1547 - MASTER TELEVISION, INC ON BEHALF OF CSK AUTO INC.** - Request for a Site Development Plan Review and waivers of minimum landscape areas, minimum building setbacks on the north and east sides of the building, location of trash enclosure and loading zone FOR A PROPOSED 5,406 SQUARE FOOT AUTO PARTS ESTABLISHMENT (CHECKER AUTO PARTS) at 1310 East Charleston Boulevard (APN: 162-02-110-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – Motion carried with GOYNES voting NO**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that this site plan is in keeping with the current zoning of the site. The applicant has requested some waivers with regard to the minimum landscape requirement, minimum building setbacks, location of a trash enclosure and loading zone. Many of these waivers are due to the constrained nature of the site. The site plan shows a one-story building, which is pushed to the east side of the site and to the front of the site with parking on the west and south sides. There will be perimeter landscaping along the parking

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 45 – SDR-1547

**MINUTES – Continued:**

area adjacent to the alley to the west. These waivers are appropriate and stem from an attempt to keep the building close to the front and east property line in order to mirror the adjacent development. It would be difficult to place the trash enclosure the required 50 feet from the residential area to the south due to the size of the parcel. It is being planned about 35 feet from the residential. The identification of a dedicated loading zone can be waived due to the small size of the operation and limited number of deliveries. The site is occupied by a couple of vacant commercial buildings that are substantially larger than the proposed development. Staff recommended approval subject to the conditions.

TIMOTHY WALD, 645 East Missouri Avenue, Phoenix, Arizona, appeared on behalf of CSK Auto, Inc. He concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 44 [VAR-1549] for further discussion.

(11:59 – 12:07)

**4-3000**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless **it is exercised or** an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 24 feet of maneuvering space in the alley to the south of the building.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 45 – SDR-1547

**CONDITIONS – Continued:**

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 45 – SDR-1547

**CONDITIONS – Continued:**

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
15. Landscape and maintain all unimproved right-of-way on Charleston Boulevard adjacent to this site.
16. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1550 - FLETCHER JONES JR ON BEHALF OF BILL HEARD** - Request for a Variance TO ALLOW A 120-FOOT TALL FLAGPOLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 5501 Drexel Road (Vista Chevrolet) (APN: 125-34-501-003), C-2 (General Commercial) zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Letter In Opposition Submitted At Meeting

**MOTION:**

**McSWAIN – DENIED - UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that Title 19 provides that flags of the United States are permitted without the issuance of a sign certificate provided that the flag is flown from the top of the pole, which is no more than 40 feet in height. This application is for a 120-foot tall flagpole, which represents a 300% deviation from the Title 19 requirements. The applicant has not demonstrated a hardship to justify the height of the 120-foot tall flagpole. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 46 – VAR-1550

**MINUTES – Continued:**

JOHN HAMELMANN, Hamelmann Communications, 2215 Pama Lane, appeared on behalf of the applicant. Considering the freeway lighting is 80 feet high, this pole will not stand out. When driving down Ann Road heading south on US95, a 40-foot tall flagpole would not be visible. Going north on US95, the flag would block this sign.

COMMISSIONER McSWAIN felt the flagpole could be located in a different area of the parcel. The reverence for the flag should outweigh any attraction for this business.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:07 – 12:11)

**4-3423**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1554 - TEDDY ENTERPRISES & ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Variance TO ALLOW A FIFTY-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE FORTY FEET IS THE MAXIMUM HEIGHT PERMITTED at 3421 West Sahara Avenue (APN: 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – DENIED - UNANIMOUS**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this Variance is to allow the billboard sign to be developed up to 50 feet in height where 40 feet is the maximum allowed. The applicant has indicated there are median trees allowed on Sahara Avenue, which would block the view of the shorter billboard for westbound traffic. The area containing the trees comprises about 135 feet. The applicant could place this sign in a different location on the site so it would not be impacted by the trees. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 47 – VAR-1554

**MINUTES – Continued:**

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, said this proposed sign is approximately 1,000 feet east of Valley View Boulevard. They have two signs in the general area, one is about 600 feet to the west and another about 700 feet to the east. Staff told him that if there was substantial blockage from the travel lanes, they would be allowed to go to 55 feet in height. The trees in the median would block this sign a little on the bottom, but not as much as the on-premise Enterprise Rent-A-Car sign. The only place the sign could be moved to would be to the west. Without blocking a drive aisle, it could be placed in a planter, but that would mean it would be about 45 feet away from the CompUSA sign and overhanging a parking lot light. It would probably be right on the property line.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 48 [SUP-1555] for further discussion.

(12:11 – 12:20)

**4-3720**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1555 - TEDDY ENTERPRISES & ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Special Use Permit FOR A PROPOSED 50-FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3421 West Sahara Avenue (APN: 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – DENIED - UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this billboard would be located on a commercial site within a commercial area along Sahara Avenue. That area already contains a number of on-premise advertising signs, including one directly in front of the proposed billboard. According to the applicant's information, there is already an off-premise sign 632 feet to the west and another sign 718 feet to the east. Approval of this sign will serve to add to an undesirable proliferation of signage along Sahara Avenue. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 48 – SUP-1555

**MINUTES – Continued:**

CHAIRMAN TRUESDELL thought there are too many signs on this site. MR. NAFTZGER responded that at 50 feet, none of the signs would be blocked from either direction.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. This sign would clutter up the landscaping.

COMMISSIONER McSWAIN said she has traditionally not supported new signage in this area along Charleston Boulevard. Therefore, she made a motion for denial.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 47 [VAR-1554] for further discussion.

(12:11 – 12:20)

**4-3720**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1422 - N V CENTRAL, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS adjacent to the southeast corner of Fort Apache Road and Severance Lane (APN: 125-17-401-001), TC (Town Center) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as KB Home Nevada Inc. is a client of their firms and NIGRO abstaining as his firm has been represented on another matter by the applicant’s law firm**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the site plan for this development was heard at the last meeting. This is a request for a Special Use Permit for a gated community with private streets. Usually the site plan and Special Use Permit are scheduled for the same meeting, but the timing did not allow it. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 49 – SUP-1422

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent KB Home Nevada, Inc. He requested approval of this request.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:20 – 12:21)

**5-290**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment [GPA-1417] to M-TC (Medium Density Residential - Town Center) approved by the City Council.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The private streets shall be subject to Title 19.04.050(B) of the Las Vegas Zoning Code and to Section E.G. of the Town Center Development Standards Manual.
4. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
5. The City shall be permitted to examine the street to determine its compliance with approved standards.
6. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 49 – SUP-1422

**CONDITIONS – Continued:**

7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. A Homeowner's Association shall be established to maintain all private streets.
9. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
10. All previous conditions of SDR-1420 shall be ultimately complied with.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1499 - ARTISAN HOTEL & SPA, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 24-FOOT BY 26-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue (APN: 162-09-102-005), M (Industrial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this sign would be located at the corner of Sahara Avenue and I-15. It is an appropriate location for a billboard. There was one billboard there originally that was torn down. This billboard will replace it at roughly the same height. This sign would meet all the distance criteria of the code. Staff recommended approval subject to the conditions.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 50 – SUP-1499

**MINUTES – Continued:**

ATTORNEY JOSH REED, 300 South Fourth Street, appeared on behalf of Clear Channel Outdoor. The nearest billboards are about 900 feet away. This is an industrial area. It is at the north corner of a motel property. It will not have a detrimental affect on the area since there is no residential property in the area. He concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, said they should upgrade this billboard from what it was in the past. Perhaps some neon could be placed on it.

COMMISSIONER McSWAIN asked what could be done to upgrade the standards. ATTORNEY REED said this sign is smaller than what has been on this agenda already. They are not asking for any waivers. MR. CLAPSADDLE responded that staff is attempting to set some standards to maintain the billboards.

**COMMISSIONER McSWAIN asked staff to place on one of the Planning Commission workshop agendas an item for discussion to change the standards for off-premise advertising signs.**

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(12:21 – 12:26)  
**5-340**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14. for an Off-Premise Sign use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 50 – SUP-1499

**CONDITIONS – Continued:**

4. No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the parcel on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:
  - a. An accurate site plan of the parcel, at the scale the Director requires;
  - b. The location of buildings, parking lots, driveways and landscaped areas on the parcel;
  - c. An accurate indication of the location of all existing and proposed off-premise signs;
  - d. Drawings which allow the computation of sign area and the height of any off premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.
4. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
7. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 50 – SUP-1499

**CONDITIONS – Continued:**

8. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
9. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
10. Only one advertising sign is permitted per sign face.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1516 - PACIFIC REALTY ASSOCIATES, L.P. ON BEHALF OF GROCERY OUTLET** - Request for a Special Use Permit TO ALLOW THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A GROCERY STORE (AARON'S) at 703 North Rancho Drive (APN: 139-29-703-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining as the applicant's representative is also representing him on an unrelated matter**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is not an unusual request to have packaged liquor sales in conjunction with a grocery store. There is a requirement for a 400-foot separation from a child care facility. In this case, there is a child care facility for state employees nearby. That standard can be waived if the retail establishment is between 20,000 square feet and 50,000 square feet of retail floor space and no more than 10% of the retail floor space can be regularly devoted to the display or merchandising of alcoholic beverages. Both of those standards are met in this case. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 51 – SUP-1516

**MINUTES – Continued:**

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. This is a request to sell packaged liquor in a grocery store at the corner of Ranch Drive and Bonanza Road.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval. He has a grocery outlet with liquor sales in his neighborhood and there have not been any problems.

COMMISSIONER EVANS commented that this store will fit in well in this shopping center. The beer and wine sales will be minimal.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(12:26 – 12:28)

**5-462**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. The applicant shall provide handicap-parking standards that comply with the City of Las Vegas Zoning Code Title 19.10 prior obtaining building permits or Certificate of Occupancy whichever comes first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1523 - BILL HADEN, INC ON BEHALF OF HERTZ LOCAL EDITION -** Request for a Special Use Permit TO ALLOW AN AUTOMOBILE RENTAL FACILITY IN CONJUNCTION WITH AN EXISTING MOTOR VEHICLE DEALERSHIP (Signature Lincoln Mercury) at 3030 East Sahara Avenue (APN: 162-01-801-018 through 021), C-2 (General Commercial) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as the applicant is a client of her firm**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this request is consistent with the existing dealership on the property. The criteria makes this type of request limited to passenger vehicles only, no more than five (5) rental vehicles stored on the site at any one time, and no sales of rental cars on the premises. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 52 – SUP-1523

**MINUTES – Continued:**

KEVIN GRAFF appeared on behalf of the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:28 – 12:31)

**5-570**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Automobile Rental use:
  - a. The use is limited to passenger vehicles only.
  - b. No more than five rental vehicles shall be stored on the site at any one time.
  - c. No vehicles shall be offered for sale on the premises.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1525 - DURANGO 215, LIMITED LIABILITY COMPANY**  
- Request for a Special Use Permit FOR A PUB, BAR & LOUNGE (TAVERN, ETC.) (Buffalo Wild Wings) adjacent to the northeast corner of Durango Drive and the Northern Beltway (APN: 125-20-701-001), TC (Town Center) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE to the 2/27/2003 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as an employee in his office has an application before the Planning Commission for property directly across the street and NIGRO abstaining as Buffalo Wild Wings is a tenant of his firm**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 2/27/2003 Planning Commission meeting.

TODD HOLZER appeared on behalf of Durango 215, LLC, 17015 North Scottsdale Road, #115, Scottsdale, Arizona to request this item be held in abeyance to the 2/27/2003 Planning Commission meeting.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:11 – 6:13)



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**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1557 - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY ON BEHALF OF G & F FOODS** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (Honey Tree Cafe) at 7121 West Craig Road, Suite 101 (APN: 138-03-701-018), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the Honey Tree Café is seeking a restaurant service bar. It meets the criteria of the code. There are no protected uses within the distance separation requirements. Staff recommended approval subject to the conditions.

COSTA FRANGAKU, Honey Tree Café, 7121 West Craig Road, #101, appeared on behalf of the application. His customers want to have a drink along with their meal. It enhances the dining experience.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 54 – SUP-1557

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(12:31 – 12:32)  
**5-650**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Restaurant Service Bar use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1575 - SOLIMAN HABASHI & SHERIN BISHARA -**  
Request for a Special Use Permit FOR A SECONDHAND DEALER at 1216 South Main Street  
(APN: 162-03-110-100), C-M (Commercial/Industrial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – Motion carried with EVANS voting NO**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this store is located south of Charleston Boulevard between California Street and Colorado Avenue in an area that is called the Downtown South portion of the Downtown Centennial Plan. It should be noted that there is a neighborhood association of the Arts District and this proposal is within the neighborhood association of that district, but that is not part of the Downtown Centennial Plan designation. This request is for the sale of used appliances and furniture. The applicants have a license for the sale of new appliances, which does not require a Special Use Permit. This application is for a secondhand dealer and located in the Downtown Redevelopment area, which designates the land

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 55 – SUP-1575

**MINUTES – Continued:**

use as SC (Service Commercial) and M (Industrial). The zoning is C-M, which allows this type of use with a Special Use Permit. The code includes no outdoor display of merchandise and compliance with the business license requirements. Staff would like to add an additional condition to require a one-year review by the City Council. There are also conditions for improvements to the site, which include removal of the sign on the building and the elimination of barbed wire at the rear of the project. Staff recommended approval subject to all the conditions.

SOLIMAN HABASHI, 1216 South Main Street, said they are requesting a secondhand license. He concurred with the conditions.

RICHARD GEYER, 8260 Hilton Head Court, appeared in protest. He is the secretary of the Las Vegas Arts District Neighborhood Association. They had a meeting of the neighborhood association and this subject was brought up. The Arts District is seeking businesses that will fit in with the concept of an Arts District. A number of businesses in the area have already been grandfathered, such as car lots, laundries, etc. They are working with those businesses to get them to change to bars and galleries that would be compatible with an Arts District. Unfortunately, this business would not be compatible with that concept. Members of the Arts District are working with the Planning and Development staff to develop requirements for the Centennial Plan in regard to the Arts District. He requested the Special Use Permits be held in abeyance until the requirements for the Arts District are approved.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. He supports the decisions of the Arts District.

COMMISSIONER EVANS visited the Arts District. He did not feel a new and used appliance store is consistent with the goals of the area. The Arts District has started a function whereby the first Friday of each month the businesses keep their shops open. Last Friday he attended the function and saw street musicians, mimes, belly dancers and the businesses remaining open later than their normal hours of operation. It seemed to be quite successful and he even found it difficult to find a parking space due to the large number of persons attending the function.

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Planning & Development Department  
Item 55 – SUP-1575

**MINUTES – Continued:**

MS. WHEELER explained that staff has been directed to propose an amendment to the Downtown Development Centennial Plan to define, clarify and add development standards for that core and expand the language and discuss uses within the Arts District. They will also be looking at changing the boundaries of the Arts District from what they are in the Downtown Centennial Plan and consider expanding them to be more like what the neighborhood association has adopted as their limits to the Arts District.

COMMISSIONER EVANS noted that in the Staff Report under the Analysis it indicates no secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue. He wondered about the intention of that requirement.

MS. WHEELER explained that no secondhand dealers are permitted on those streets. That is part of the City's Zoning Code.

COMMISSIONER EVANS did not think secondhand dealers should be eliminated, but not located in this district. The Arts District wants the support of the community, Planning Commission's support and the City Council's support.

COMMISSIONER McSWAIN asked how long the applicant has been a tenant at this location. MR. HABASHI said he purchased this property a couple of months ago.

COMMISSIONER McSWAIN said she has attended the first Friday events and found it to be a lot of fun. This applicant is already selling washing machines at this location. By having a Special Use Permit it requires improvements to the property.

COMMISSIONER GALATI commented that perhaps there could be a façade improvement program that the City could initiate. MS. WHEELER responded that on Las Vegas Boulevard South, through the City's Neighborhood Services Department, that will be discussed when the Arts District Plan is being worked on.

CHAIRMAN TRUESDELL commended the Arts District on what they are doing in this area. Since this is C-M (Commercial-Industrial) zoned and the applicant already owns the property, this Special Use Permit will require improvements to the property. There are some uses in the C-M zone whereby the City has no control in upgrading the property. He declared the Public Hearing closed.

(12:32 – 12:52)

**5-700**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 55 – SUP-1575

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the secondhand dealer use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All barbed wire shall be removed from the existing chain-link fence located at the rear of the building and a fence permit shall be obtained, if necessary.
4. The vacant overhanging sign shall be removed from the front of the building.
5. The use shall comply with the applicable requirements of Title 6 (Business Taxes, Licenses and Regulations) of the Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site prior to the issuance of a business license or any permits for this site. Contact the Right-of-Way section of The Department of Public Works for assistance in the preparation of the required documents. This requirement will not be enforced if it is determined that a permanent structure improvement exists within the area to be dedicated.

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1598 - DAVID B. OBER FAMILY TRUST ET AL ON BEHALF OF DR HORTON INC.** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS AND A WAIVER TO ALLOW ONE ACTIVE GATED ENTRANCE WHERE TWO IS THE MINIMUM REQUIRED BY THE TOWN CENTER DEVELOPMENT STANDARDS on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm has an unrelated matter with DR Horton, Inc.**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this proposed Special Use Permit and waiver will allow the applicant to develop the site using gated entryways and private streets for a 243 multi-unit development. The waiver is no longer required as the applicant has redesigned the project to contain two gated entries to meet the Town Center standards. The application complies with the requirements and conditions of the Town Center Standards manual. However, staff's recommendation for denial is based on the Site Development Plan Review.

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Planning & Development Department  
Item 56 – SUP-1598

**MINUTES – Continued:**

JEFF ANDERSON, DR Horton, 3513 East Russell Road, #D, appeared on behalf of the applicant. These are follow-up applications to their General Plan Amendment and Rezoning. The request is to gate the neighborhood and review the Site Development Plan. They have been working with staff on this project. There will be a dual gated entry to meet the Town Center requirements. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 57 [SDR-1353] for further discussion.  
(12:52 – 12:59)

**5-1400**

**CONDITIONS:**

Planning and Development

1. A **General** Plan Amendment [GPA-1350] to MLA-TC (**Medium-Low Attached Density Residential - Town Center**) and a Rezoning [ZON-1351] to a TC (Town Center) Zoning District approved by the City Council.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The private streets shall be subject to Section 19.04.050(B) of the Las Vegas Zoning Code and to Section E.G. of the Town Center Development Standards Manual.
4. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
5. The City shall be permitted to examine the street to determine its compliance with approved standards.
6. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 56 – SUP-1598

**CONDITIONS – Continued:**

7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. A [Homeowner's](#) Association shall be established to maintain all private streets.
9. Gated [entry](#) drives, if proposed, shall be designed, located and constructed in accordance with Standard [Drawing](#) #222A.
10. All [previous](#) conditions of ZON-1351 and SDR-1353 shall be ultimately complied with.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1353 - DAVID B. OBER FAMILY TRUST ET AL ON BEHALF OF DR HORTON INC.** - Request for a Site Development Plan Review FOR A PROPOSED 249-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE PERIMETER WALL REQUIREMENTS OF THE TOWN CENTER DEVELOPMENT STANDARDS on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], PROPOSED: TC (Town Center) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm has an unrelated matter with DR Horton, Inc.**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site plan would allow the development of a 243-unit apartment complex. This application was advertised as a 249-unit complex. The reduction in the number of units has resulted from the addition of the second gate

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Item 57 – SDR-1353

**MINUTES – Continued:**

and some other on-site changes. The General Plan for this site is ML (Medium-Low Density Residential). There is a General Plan Amendment [GPA-1350] that has been recommended for approval by the Planning Commission to the MLA (Medium Low Attached) category on the site. That application is scheduled for the 3/5/2003 City Council meeting. This proposed development has a density of 11.9 units per acre, which does not conform to the existing ML designation, but will conform to the MLA if it is approved. Staff recommended denial as the density is too high.

JEFF ANDERSON, 3513 East Russell Road, appeared on behalf of the applicant. These are follow-up applications to their General Plan Amendment and Zone change. He concurred with the conditions.

BART ANDERSON, Public Works, referred to Condition 15. The Traffic Engineering Division has a concern with the sole access drive to Campbell Road. Perhaps that access would be more appropriately located off Elkhorn Drive. Therefore, the Traffic Engineering Division has recommended that drive be relocated to Elkhorn Drive.

JEFF ANDERSON responded that they are showing two gated entrances, one on Campbell Road and one on Dorrell Lane.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 56 [SUP-1598] for further discussion.

(12:52 – 12:59)

**5-1400**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment [GPA-1350] to MLA-TC (Medium-Low Attached Density Residential - Town Center) and a Rezoning [ZON-1351] to a TC (Town Center) Zoning District approved by the City Council.

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Item 57 – SDR-1353

**CONDITIONS – Continued:**

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, in particular the number of units to be limited to 243 units, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 12 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of zero feet to the front of the house, eight feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, and 18 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map, to reflect an entrance to the development from Dorrell Lane that meets the standard for gated entrances, to the satisfaction of the Public Works Department.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters, along the Dorrell Lane, Campbell Road, Fort Apache Road and Elkhorn Road perimeters of the site.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

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Item 57 – SDR-1353

**CONDITIONS – Continued:**

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall segments that do not directly abut private rear yard areas within the development shall conform to Town Center perimeter wall requirements that call for wrought iron and pilaster-style walls. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Provide a public sewer stub at the western edge of the proposed "D" Street to service parcel 125-20-101-001.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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**CONDITIONS – Continued:**

18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. The proposed 35-foot wide private streets are acceptable provided no parking is permitted on at least one side of the roadway. All required signage and/or curbside painting shall be maintained by the Homeowner's Association.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1351 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1501 - GARY L. COLEMANSMITH** - Request for a Site Development Plan Review FOR A PROPOSED 1,790 SQUARE FOOT OFFICE CONVERSION and Waivers of the perimeter and on-site Landscape Standards, the trash enclosure requirement, and to allow parking in front of the building on 0.16 acres at 420 South Jones Boulevard (APN: 138-36-210-021), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the site plan shows a single-family residence that will be converted to an office at the northeast corner of Jones Boulevard and Alta Drive. Access to the site is via a driveway from Jones Boulevard and an alley access from Alta Drive. A joint access drive aisle is indicated with the office property north of the site. The parking exceeds minimum code requirements with nine (9) spaces being provided where six (6)

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**MINUTES – Continued:**

spaces are required. For design reasons, there is a condition to remove the handicapped parking space from the front yard and relocate it to the rear of the building. The van accessible handicapped space will have to be striped according to Title 19 standards. The landscape plan indicates perimeter landscaping along Jones Boulevard and Alta Drive frontages. The waivers that are requested by the applicant are as follows: on-site landscaping standards, landscape planter adjacent to the front entrance, trash enclosure requirement and parking in the front of the building. All these waivers are appropriate with the incorporation of the conditions. Staff recommended approval subject to the conditions.

DAVID McKEE, Architect, Sandy Valley, Nevada appeared on behalf of the owner. The owner would like to maintain three parking spaces off Jones Boulevard. He concurred with the conditions.

MR. CLAPSADDLE responded that staff felt the requirements for the handicapped parking spaces could be met with a handicapped space in the rear and two spaces in the front.

COMMISSIONER McSWAIN asked MR. McKEE if the landscaping has to be reduced to accommodate the three parking spaces. MR. McKEE said it will only have to be reduced by about five feet. Fifteen feet is required off Jones Boulevard, but they will have ten feet.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:59 – 1:03)

**5-1700**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.



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**CONDITIONS – Continued:**

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to relocate the handicap parking space from the front yard to the rear of the building. Landscaping shall be provided along Jones Boulevard, in lieu of the parking space. The van accessible handicap space shall be striped per Title 19 standards (Section 19.10.G3a).
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide a minimum fifteen wide planter along the Jones Boulevard frontage. All landscaping along Jones Boulevard and Alta Drive shall be minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters and in accordance with the planting and spacing requirements of the Las Vegas Urban Guidelines and Standards.
5. Provide information, which states the location of the garbage container inside the building.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall not be permitted. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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Item 58 – SDR-1501

**CONDITIONS – Continued:**

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Dedicate an additional 10 feet for a total radius of 25 feet and grant a chord easement on the northeast corner of Jones Boulevard and Alta Drive prior to the issuance of any permits. Coordinate with the Right of Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
15. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineering Representative in Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways should be designed, located and constructed to meet the intent of Standard Drawing #222A.
16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits for this site.

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**CONDITIONS – Continued:**

17. An update to the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of an update to the approved Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Jones Boulevard adjacent to this site.
19. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
20. Site development to comply with all applicable conditions of approval for Z-26-91, the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue, and all other subsequent site-related actions.

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**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1527 - JERMAC LLC** - Request for a Site Development Review and a Waiver of certain Commercial District Development Standards FOR AN ATHLETIC/FITNESS CLUB including a reduction of the perimeter and parking lot landscape requirements, elimination of the parking lot screening requirement; elimination of the open space/plaza requirement; to allow parking lot lights thirty-three feet tall where thirty-feet is the maximum permitted; to allow the parking area to abut the building where sub-area parking is required and to allow boxed tree planters where foundation landscaping is required on 7.36 acres adjacent to the northwest corner of Vegas Drive and Rainbow Boulevard (APN: 138-22-803-001), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – Motion carried with TRUESEDELL voting NO and EVANS excused**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESEDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated access to this site will be via three driveways from Rainbow Boulevard. Shared access is not indicated on the adjacent site to the south. The building is shown towards the northern end of the property with parking on all four sides of the building. The parking area is shown parallel to the building with one walkway that bisects the

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**MINUTES – Continued:**

parking area. Patrons that are not in close proximity to this walkway will be forced to either cut through the landscape planters to get to the entrance of the building or walk around the ends of the parking rows. There is a condition to revise the site plan to shift the parking 90 degrees so that the rows of parking are perpendicular to the front of the building.

The applicant has requested a series of waivers from the landscape standards. The perimeter and parking lot landscaping does not conform to the minimum standards of the Urban Design Guidelines and Standards. The site plan indicates the site is over-parked by approximately 96 spaces. Therefore, adequate landscaping requirements can be accommodated on this site. A condition is recommended to revise the site and landscape plans to accommodate minimum landscape requirements and standards under Title 19.

The building elevations for an athletic club are appropriate for the site, as well as the area. However, there is a condition to revise the north and south elevations to provide more visual interest and articulation to better match the south and east elevations.

In terms of waivers, the applicant requested seven waivers of the commercial development standards. Three of the waivers are not appropriate for this site, which include perimeter landscape standards, parking lot screening requirement, and 30-foot tall parking lot light standards. Four of the waivers are appropriate which include parking lot landscape island and tree standards, open space and plaza requirement, sub-area parking requirement and parking against the building, and box tree planters where foundation landscaping is required. Staff recommended approval subject to the conditions.

DENNIS RUSK, Architect, 3960 East Patrick Lane, #203, appeared on behalf of the applicant. This proposal was on the agenda approximately two years ago, but was stricken because there were issues with a Special Improvement District. This is a project that has 500 vehicle spaces and is a 24-hour operation. The clientele does not like going through heavily landscaped parking lots because that gives a sense of insecurity. They would like low-rise bushes and shrubbery at the end of the islands. All the landscaping strips in-between the parking are heavily landscaped. No one will be walking through landscaping as indicated by staff. There is an aisle that goes from the back of the parking lot to the main entrance with landscaping on either side and sidewalks. There will be a deceleration lane that is ten feet wide. They do not want to screen the parking lot.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
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**MINUTES – Continued:**

He objected to having parking in the rear of the building. Inside the building there is a large entry plaza with benches outside. When it is hot in Las Vegas, no one wants to sit on a bench outside. They are adjacent to US95 and have selected date palm trees along that freeway. Date palm trees do not cast shadows because they are higher than the 30-foot light standards. Staff wants the light poles only 20 feet tall. They have requested a three-foot waiver on the lighting for the parking lot because there is a three-foot base. Along the north edge there is a full landscape strip and a block wall. However, they have requested a three-foot waiver of the landscape strip. City standards require 427 parking spaces and they are providing 655 spaces. If the parking were changed according to staff's requests, they would lose 66 spaces. To add two more walkway aisles they would lose 60 spaces. They have provided the handicapped parking spaces in accordance with what is required, which is nine (9) spaces.

They added the same feature on the north and west sides of the building as there is on the east side of the building. There are windows that show the jogging track inside the building.

TODD FARLOW, 240 North 19<sup>th</sup> Street, noted that most of the athletic clubs have health food. He thought an outdoor seating area with a canopy would be attractive and provide safety for motorists in the parking lot due to persons sitting outside.

COMMISSIONER GALATI commented that there seems to be several unresolved issues. MR. RUSK responded that staff suggested the issues could be resolved by waivers.

COMMISSIONER McSWAIN was in support of maximizing the parking spaces. However, she felt the rest of the issues should be in conformance with the standards. MR. CLAPSADDLE said the concern with the building is the alignment of the drive aisles, which could be easily fixable.

CHAIRMAN TRUESDELL was concerned that there is an adjacent Marriott Hotel with a wall against it. He thought the relocation of the building would make it more pedestrian friendly. Some of the waivers are significant.

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**MINUTES – Continued:**

COMMISSIONER NIGRO wondered if this application should be held in abeyance to resolve the issues. MR. RUSK felt those issues could be worked out prior to the City Council meeting. COMMISSIONER NIGRO made a motion for approval subject to the conditions with the issues to be worked out prior to the City Council meeting.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:03 – 1:27)

**5-1870**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan and landscape plan shall be revised to indicate the parking rows being rotated 90 degrees so that they are perpendicular to the front of the building. Two additional walkway shall be provided through the parking area if the parking area is not rotated.
3. Wallpack lighting on the side and rear of the building shall utilize ‘shoe-box’ fixtures. The upward directed lighting on the front façade is acceptable. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights.
4. All exterior lighting shall meet the standards of Title 19.08.060(C).
5. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect site amenities such as benches in the plaza area.

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**CONDITIONS – Continued:**

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum 15-foot wide landscape planter along Rainbow Boulevard with minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. Minimum eight-foot wide planters along the side and rear property lines with minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. The landscape plan shall be revised to depict two additional 24-inch box trees at the end of each parking row. Parking lot screening shall be provided in accordance with Title 19 (Section 19.08.045). Provide additional boxed planters in front of the building and provide landscape planters at the east and west ends of the buildings to better soften the hardscape. The planting plan shall consist of a variety of 24-inch box trees, not solely Date Palms as indicated. All landscaping shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards and Title 19.
8. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation on the north and west elevations.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.



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**CONDITIONS – Continued:**

14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate the additional 10 feet of right-of-way required for the deceleration lane on Rainbow Boulevard per the approved Traffic Impact Analysis prior to the issuance of any permits for this site.
18. Provide a public sewer stub at the south half of this parcel to a location, depth and alignment acceptable to the City Engineer. Coordinate final design and sewer path of this route with the Collection Systems Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. Grant a Traffic Signal Chord Easement at the northwest corner of Rainbow Boulevard and Vegas Drive prior to the issuance of any permits for this site.
20. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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**CONDITIONS – Continued:**

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1548 - OFFICE DISTRICT PARKING I, INC. ON BEHALF OF CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED SEVEN LEVEL PARKING STRUCTURE WITH GROUND LEVEL RETAIL (405,000 Square Feet) on 1.28 acres adjacent to the east side of Third Street, between Bonneville Avenue and Garces Avenue (APN: 139-34-311-095 through 102), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**City Council Meeting**

**1**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**City Council Meeting**

**1**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED** subject to conditions with Condition 2 amended as follows:

- All development shall be in substantial conformance with the site plan and building envelope. Final façade designs shall be in conformance with the Downtown Centennial Plan. The maximum building height for the elevator shafts shall be 122 feet. The primary building structure limited to a height of 96 feet;

**Condition 15 amended as follows:**

- *Remove and replace substandard* half-street improvements on Third Street, Bonneville Avenue, Garces Avenue, and the public alley adjacent to this site concurrent with development of this site;

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**MOTION – Continued:**

**and additional conditions as follows:**

- **Full streetscape improvements to Third Street, Garces Avenue and Bonneville Avenue shall be provided pursuant to the Downtown Centennial Plan, Section DS42, Graphics 11 and 13.**
- **The alley shall be improved pursuant to the Downtown Centennial Plan, Section A, Graphics 8 and 11. All utilities shall be located underground –**

**UNANIMOUS**

**To be heard by the City Council on 3/19/2003.**

NOTE: ROBERT GENZER, Director, Planning and Development, disclosed that a property owned by his wife and mother-in-law is located within the notification radius of this application. Therefore, he has not been involved in staff's recommendation.

NOTE: COMMISSIONER GALATI disclosed that he is a member of the Henderson Chamber of Commerce Board in which Judge Dawson is the Chairman. He did not feel that presents a conflict of interest for him, so he will vote on this application.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that this is a City project that is within the Downtown Centennial Plan office core. The project is for a multi-level parking garage with retail space on the ground floor. It is in substantial compliance with all the requirements and guidelines within the Downtown Centennial Plan. Condition 3 is intended to clarify and insure that the final product will be in full conformance with that plan. This project will be going out to a design to build under a private contractor. Therefore, the final project is not before the Planning Commission at this meeting as there may be some changes to the final design. Staff's conditions are in order to ensure that this project will be in substantial conformance to what is actually built.

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**MINUTES – Continued:**

MS. WHEELER proposed amending Condition 2 as follows:

- All development shall be in substantial conformance with the site plan and building envelope. Final façade designs shall be in conformance with the Downtown Centennial Plan and the maximum building height for the elevator shafts shall be 122 feet and the primary building structure limited to a height of 96 feet.

MS. WHEELER requested two additional conditions as follows:

- Full streetscape improvements to Third Street, Garces Avenue and Bonneville Avenue shall be provided pursuant to the Downtown Centennial Plan, Section DS42, Graphics 11 and 13.
- The alley shall be improved pursuant to the Downtown Centennial Plan, Section A, Graphics 8 and 11, all utilities shall be located underground.

GEORGE GARLOCK, KGA Architecture, 4170 South Decatur Boulevard, #B-5, appeared on behalf of the City. He is in accord with the conditions.

ATTORNEY JOHN MORAN, JR., 630 South Fourth Street, appeared in favor. His concerns were buffering, design, and ingress/egress. If the design is going to change, it should come back before the Planning Commission. He wants adequate buffering so this parking structure will not impact his property and does not want a tall building behind his property.

KENT DAWSON, 626 South Third Street, appeared in protest. His family owns two properties facing Third Street. His concerns were egress/ingress, appearance of building, height of building, setbacks, and landscaping. This building is too large for the area. He was also concerned that this may impact the ability to keep the area clean. There are other areas that may be more appropriate. He wants to be included in the design process.

COMMISSIONER McSWAIN commented that this will increase the surrounding property values and encourage more vertical development.

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**MINUTES – Continued:**

CHAIRMAN TRUESDELL noted that this is a Site Development Plan Review, but all the comments seem to be that the design will be worked out. He asked if this will be returning to the Planning Commission. MS. WHEELER responded that this preliminary design will be going out to design/build for a private architect and contractor to actually build the structure. The footprint, height, setbacks, streetscape, design, and retail will be included in the final design. There will be a different firm preparing the construction drawings, which means there may be some changes. The final construction drawings will go before the City Council.

COMMISSIONER McSWAIN asked if there is a trigger that would require this project to come back to the Planning Commission. MS. WHEELER responded that if the project would no longer be in conformance to what is being approved at this meeting it would return to the Planning Commission.

CHAIRMAN TRUESDELL asked how many parking spaces are projected in this garage. MR. GARLOCK answered that there will be 1,000 spaces.

CHAIRMAN TRUESDELL asked if the City has looked into any alternative parking structures where a smaller space would have the same number of spaces. MR. GARLOCK said there were different studies looked at, but automatic parking was not one of the alternatives. The height of this garage has been brought down from what was initially going to be proposed.

COMMISSIONER GALATI felt this structure will have some changes. It probably should come back before the Planning Commission, but wondered if that has been included in the time schedule. MICHAEL VLAOVICH, Public Works, agreed that time is always an element. There are some deadlines, but there is some flexibility. Design/build does not tie the City into the lowest bid. This will be a topnotch project. Once the design/build team is in place, the process can continue without starting at the beginning. The City is required to have a minimum of 30% of the total score for the design/build teams based on the actual cost proposal elements. Quality and aesthetic factors will be 65% and the contractors bid preference is 5%.

BART ANDERSON, Public Works, requested Condition 15 be amended as follows: *“Remove and replace substandard half-street improvements on Third Street, Bonneville Avenue, Garces Avenue, and the public alley adjacent to this site concurrent with development of this site.”* He noted that all the improvements are currently constructed.

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**MINUTES – Continued:**

COMMISSIONER GALATI asked how the process will accommodate meetings with the adjacent property owners. His architectural firm has not been contacted, nor intend to pursue this project. MR. VLAOVICH felt there is a great potential for future meetings with the property owners.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(9:56 – 10:18)  
**3-1470**

**MEETING RESUMED AT 9:56 P.M.**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect:  
the main floor shall be designed such that 70% of the main floor frontage facing Third Street can be readily occupied by retail or pedestrian spaces;  
that the handicap spaces need to be redesigned to provide at least one space to the van standard, which requires an eight-foot off-loading zone, instead of five feet, and that all handicap spaces need to have marked access paths to the nearest exits that are not located in the drive aisle behind other parking spaces; and  
final signage areas and dimensions.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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**CONDITIONS – Continued:**

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.



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**CONDITIONS – Continued:**

Public Works

13. A Reversionary Map must be recorded for this site for the purpose of reverting the underlying lot line
14. Dedicate appropriate radii on the southeast corner of Third Street and Bonneville Avenue and on the northeast corner of Third Street and Garces Avenue.
15. Construct incomplete half-street improvements on Third Street, Bonneville Avenue, Garces Avenue, and the public alley adjacent to this site concurrent with development of this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
17. A Traffic Impact Analysis or other information acceptable to the City of Las Vegas must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1568 - CHARLESTON COMMONS ASSOCIATES LIMITED PARTNERSHIP** - Request for a Site Development Plan Review and a Waiver of the ten-foot side setback requirement FOR A PROPOSED 6,545 SQUARE FOOT METAL CANOPY ADDITION on a portion of 10.51 acres located at 201 North Nellis Boulevard (APN: 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions with Condition 7 amended as follows:**

- All proposed improvements must be located outside the 10-foot access easement along the west property line -

**UNANIMOUS with EVANS excused**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the site plan indicates a metal canopy addition, which is roughly 6,500 square feet, 54' x 122', would be at the northwest corner of the existing Wal-Mart store. The addition will be at the rear of the building adjacent to the 150-foot wide Las Vegas flood channel. This addition will replace approximately one-third of the existing tarp that covers the garden center. The site plan proposes a setback of 5 feet 6 inches where 10 feet is required by Title 19. The applicant has requested a waiver of the setback standards. The Department of Public Works notes that this canopy addition lies within a 10 foot

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Item 61 – SDR-1568

**MINUTES – Continued:**

access easement required for ingress/egress to the adjacent flood channel and the existing structure lies within the ten foot access easement as well. A condition is recommended to locate the metal canopy addition a minimum of ten feet from the property line outside the ten foot access easement and to relocate or remove the existing garden center outside the ten foot access easement as well. If the applicant wishes to extend the metal canopy addition to cover the existing tarp covered garden center, it would be acceptable and does not require a future Site Development Plan Review.

In terms of the requested waiver to allow the 5 foot 5 inch side setback where ten feet is required, due to the ten foot wide access easement for the flood channel, this waiver cannot be supported.

Staff recommended approval subject to the conditions.

SCOTT PEARCE, 211 North Record Street, Dallas, Texas appeared on behalf of the Wal-Mart store. They will pull the canopy out of the ten-foot easement. The existing garden center has been operating for a decade within that easement. The City Engineer has agreed to leave the garden center in place.

BART ANDERSON, Public Works, suggested amending Condition 7 as follows: All proposed improvements must be located outside the 10-foot access easement along the west property line.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:27 – 1:31)

**5-2960**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.

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Item 61 – SDR-1568

**CONDITIONS – Continued:**

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to: 1) locate the metal canopy addition a minimum of ten feet from the property line, outside of the ten-foot access easement and 2) to relocate or remove the existing Garden Center outside of the ten-foot access easement, if required by the City Engineer, per condition #7. The metal canopy addition may be extended to cover the existing tarp-covered Garden Center, which would not require a Site Development Plan Review
4. Any section of the existing Garden Center tarp cover that is damaged or in disrepair shall be replaced or fixed.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. All proposed improvements must be located outside the 10-foot access easement along the west property line and all existing improvements must be relocated outside the 10-foot access easement along the west property line within 60 days of approval of this action unless otherwise allowed in writing by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - DR-1573 - JARRETT CHILDREN'S TRUST ON BEHALF OF D.R. HORTON** - Request for a Site Development Plan Review for a PROPOSED 95-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 14.3 acres adjacent to the west side of Decatur Boulevard, between Deer Springs Way and Dorrell Lane (APN: 125-24-603-009 and 125-24-604-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with McSWAIN abstaining as her firm has a legal matter with DR Horton**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice. Staff has a letter requesting the withdrawal.

There was no one present to represent the application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:13 – 6:14)

1-420

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1582 - CITY OF LAS VEGAS -** Request for a Site Development Plan Review FOR A PROPOSED CITY PARK INCLUDING SOCCER FIELDS, TENNIS COMPLEX AND RESTROOMS WITH CONCESSION FACILITIES on 107.8 acres adjacent to the southwest corner of Buffalo Drive and Washington Avenue (APN: 138-28-301-003 and 138-28-701-001), C-V (Civic) Zone, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>5</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to conditions with Conditions 5, 6 and 8 deleted-UNANIMOUS**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL brought this item forward after Item 60 and declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that there will be nine lighted regulation soccer fields, tennis complex, open space areas, restrooms with concession facilities, tot lots, dog park, group picnic areas and other facilities. The site plan shows recreational facilities, building, parking, vehicle driveways and access points. The proposed parking areas will provide access to the facilities in the park and adequate accessibility for park users without interfering with the soccer fields and open turf areas. The landscaping includes 2,400 trees and is appropriate for this site. A condition is recommended to submit Site Development Plan Reviews for each development phase to be approved by staff. He recommended approval subject to the conditions with Conditions 5, 6 and 8 deleted.

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**MINUTES – Continued:**

CLAIR LEWIS, City of Las Vegas, Public Works, Architectural Services, concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:18 - 10:21)

**3-2430**

**CONDITIONS:**

Planning and Development

1. A detailed Site Development Plan Review application shall be administratively approved by the Planning and Development staff for each phase of the overall site development prior to approval of issuance or any permits, any site grading, and all development activity on this site.
2. The site plans submitted with each detailed Site Development Plan Review application shall depict parking and access areas within the planning phase, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
3. Landscape plans shall be submitted with each detailed Site Development Plan Review application and shall depict individual plant types along with size and spacing of the individual plant materials.
4. The site plans submitted with each detailed Site Development Plan Review application shall incorporate design standards for pedestrian pathways including conceptual landscaping of pathway right-of-way areas, and cross-sections of the pathways, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
5. The landscape plan shall be amended to depict at least 36-inch box trees, including at least 50% evergreen, within the planters adjacent to the north (Washington Avenue) property boundaries.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 63 – SDR-1582

**CONDITIONS – Continued:**

6. The lighting of the soccer fields and tennis courts shall not extend past 10:00 PM, unless there is a scheduled event that requires extended hours.
7. Handicap parking shall meet the minimum dimensions as required in Section 19.10.010, including van accessible parking requirements.
8. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All exterior lighting shall meet the standards of LVMC section 19.08.060(C).
11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
12. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

15. In accordance with Rezoning Application Z-0017-002, submit an application to amend the Master Plan of Streets and Highways to modify the status of Cimarron Road through this site.
16. Site development to comply with all applicable conditions of approval for Z-17-02 and all other subsequent site-related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-1546 - TOWN CENTER VENTURES, LIMITED LIABILITY COMPANY** - Petition to vacate U.S. Government Patent Easements generally located south of Gilcrease Avenue, west of Fort Apache Road, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED** subject to conditions – **UNANIMOUS** with **NIGRO** abstaining as the law firm representing this application has represented his firm in unrelated matters and **EVANS** excused

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant is attempting to incorporate these patent easements into adjacent parcels for development. These easements are not currently in use. There is no reduction in traffic handling capability in the area and no landlocked parcels. Staff recommended approval subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 64 – VAC-1546

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(1:31 – 1:32)  
**5-3170**

**CONDITIONS:**

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Relinquishment of Interest of these U.S. Government Patent Reservations, the Vacation request shall be modified if necessary to conform to the approved Drainage Plan and Technical Drainage Study. The Drainage Study required by Z-0057-02 may be used to satisfy this condition.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. Prior to the recordation of a Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-1576 - CONCORDIA HOMES NEVADA, INC.** - Petition to vacate U.S. Government Patent Easements generally located north of Deer Springs Way, approximately 675 feet east of Fort Apache Road, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant is attempting to incorporate these patent easements into adjacent parcels for development. These easements are not currently in use. There is no reduction in traffic handling capability in the area and no landlocked parcels. Staff recommended approval subject to the conditions.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:32 – 1:34)

**5-3170**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 65 – VAC-1576

**CONDITIONS:**

1. The Relinquishment of Interest shall be revised to exclude all U.S. Patent Easements along the Campbell Road corridor as aligned to the north of this application.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Relinquishment of Interest of these U.S. Government Patent Reservations, the Vacation request shall be modified if necessary to conform to the approved Drainage Plan and Technical Drainage Study. The Drainage Study required by Z-0069-02 may be used to satisfy this condition.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. Prior to the recordation of a Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-1578 - PULTE HOMES** - Petition to vacate a ten-foot wide portion of a public drainage easement generally located on the south side of Iron Mountain Road, west of Rainbow Boulevard, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to conditions – UNANIMOUS with EVANS excused**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the requested ten feet of the existing 25 foot wide drainage easement located along Iron Mountain Road is no longer required due to the redesign of Silver Stone Ranch and will not compromise development of the site. Staff recommended approval subject to the conditions.

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of Pulte Homes. She concurred with the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 66 – VAC-1578

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(1:34 – 1:35)

**5-3300**

**CONDITIONS:**

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation of these easements, the Vacation request shall be modified if necessary to conform to the approved Drainage Plan and Technical Drainage Study.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-1584 - TROP-JONES, ET AL ON BEHALF OF U.S. HOME CORPORATION** - Petition to vacate portions of Bullring Lane and Bronco Street generally located south of Azure Drive, west of Jones Boulevard, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN and NIGRO abstaining as the applicant is a client of their firms and EVANS excused**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated Public Works Condition 11 of Site Development Plan Review, SDR-1122, requires the developer to submit a Vacation of Bullring Lane and Bronco Street where in conflict with the project. The applicant intends to incorporate a portion of the two public rights-of-way into the adjacent parcels, which will not result in any landlocked parcels. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 67 – VAC-1584

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:35 – 1:36)

**5-3380**

**CONDITIONS:**

1. The Order of Vacation shall retain a 20 foot wide sewer easement in the Bullring Lane and Bronco Street alignments unless otherwise allowed by the City Engineer.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Z-59-02 may be used to satisfy this condition.
3. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 67 – VAC-1584

**CONDITIONS – Continued:**

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-1586 - CONCORDIA HOMES NEVADA, INC. ON BEHALF OF KB HOME NEVADA, INC.** - Petition to vacate a portion of public right-of-way and U.S. Government Patent Easements generally located south of Deer Springs Way, east of Fort Apache Road, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as the applicant is a client of their firms, NIGRO abstaining as the law firm representing this applicant also represents his firm on unrelated matters, and EVANS excused**

**To be heard by the City Council on 3/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant intends to incorporate a portion of right-of-way on Dapple Gray Road and patent reservations into an adjacent development. The subject patents to be vacated are not currently in use and will not result in a reduced traffic handling capability for the area or any landlocked parcels. Staff recommended approval subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 7<sup>th</sup> Floor, 3800 Howard Hughes Parkway, appeared in order to represent the applicant. He concurred with the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 68 – VAC-1586

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(1:36 – 1:38)  
**5-3450**

**CONDITIONS:**

1. A Drainage Plan and Technical Drainage Study or other related drainage information if acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation and an Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Z-75-02 may be used to satisfy this condition.
2. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 68 – VAC-1586

**CONDITIONS – Continued:**

5. The Order of Vacation and the Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation and Order of Relinquishment of Interest are not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SDR-1519 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 6,221 SQUARE FOOT OFFICE BUILDING adjacent to the east side of Buffalo Drive, approximately 700 feet north of Vegas Drive (APN: 138-22-418-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused**

**This is final action.**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated this office building was the subject of a Parking Variance a couple months ago. When the applicant applied for the Parking Variance, they accounted for this 6,221 square foot building as part of the Parking Variance. Staff has been working with the applicant as this shopping center continues to build out to insure that the Parking Variance is being enforced. Staff recommended approval subject to the conditions.

JAMES STROH, JSA Architects, 1955 Pama Lane, appeared on behalf of the applicant and concurred with the conditions.

There was no further discussion.

(1:38 – 1:39)  
**5-3550**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 69 – SDR-1519

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect handicapped parking spaces that conform to Section 19.10.010G of the Las Vegas Zoning Code.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall match the lighting used within the adjacent commercial center and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 69 – SDR-1519

**CONDITIONS – Continued:**

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. Site development to comply with all applicable conditions of approval for Z-0097-90 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SDR-1583 - PN II, INC. d/b/a PULTE HOMES** - Request for a Site Development Review FOR A 142-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 36.24 acres adjacent to the northeast corner of Cupp Drive and Silverstone Ranch Drive (APN: 125-10-212-001 and 006), C-1 (Limited Commercial) Zone Under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), and R-PD3 (Residential Planned Development – 3 Units per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED** subject to conditions with Condition 4 amended to replace Tentative Map with *Final Map*, Condition 6 amended to read: *Balconies on the rear of the dwellings are allowed to encroach to within ten feet (10') of the rear property line, except on lots that are on the periphery of the development*, and Condition 10 amended to add: *along Cupp Drive* after decorative walls – **UNANIMOUS** with EVANS excused

**This is final action.**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated staff has been working with the applicant to clarify several conditions. Under Condition 3, staff had a concern about Lot 142. That is the lot on the corner and will access the entry drive. The applicant has agreed to remove that lot, so that condition can remain in place. Under Condition 4, staff would like the Tentative Map changed to Final Map, since the Tentative Map is on this agenda. Condition 6 should read as follows: *Balconies on the rear of the dwellings are allowed to encroach to within ten feet (10') of the rear property line*. The periphery lots apply to the rest of the residential in Silver Stone Ranch, not this interior piece. Condition 10 should have *along Cupp Drive* after decorative walls. Staff recommended approval subject to the conditions.



PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 70 – SDR-1583

**MINUTES – Continued:**

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of Pulte Homes. She concurred with the conditions.

There was no further discussion.

NOTE: See Item 5 [TMP-1581] for further discussion.

(1:39 – 1:43)

**5-3660**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map, to reflect the [relocation or removal of Lot 142 in order to eliminate direct access to the main entrance at Silverstone Ranch Drive](#).
4. A landscape plan shall be submitted to and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map, to reflect the location and species type of landscaping for Parcel 15 and 16, as approved by [Z-0075-91(13)].
5. The setbacks for this development shall be as follows:

Front:	18	Feet (front entry garage)
Front:	14	Feet (side entry garage, casita, or courtyard)
Side:	5	Feet
Corner Side:	10	Feet
Rear:	15	Feet

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 70 – SDR-1583

**CONDITIONS – Continued:**

6. Balconies on the rear of the dwellings are allowed to encroach to within ten feet (10') of the rear property line, except on lots that are on the periphery of the development.
7. Accessory structures shall be allowed subject to the requirements of Section 19.08.040 of the Las Vegas Zoning Code.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. The applicant shall have constructed a six-foot high decorative block wall, if needed, to match the existing decorative walls. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 70 – SDR-1583

**CONDITIONS – Continued:**

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Site development to comply with all applicable conditions of approval for Z-75-91 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - ABEYANCE - TXT-1505 - CITY OF LAS VEGAS -**  
Request to amend Title 19 to establish development standards for valet parking

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is to resolve some valet parking issues. There have been developments in the city where valet parking either took up a substantial number of parking spaces or took up a substantial number of the good parking spaces and in some cases all the parking was valet where there was no parking available unless a person used the valet service. This Text Amendment would make valet parking a conditional use in N-S, O, C-D, C-1, C-2, C-M and M in establishing the following base conditions:

- a) A maximum of 20% of the number of parking spaces required may be used for valet.
- b) Submit a site development plan for staff approval showing where valet spaces will be physically designed to prevent queuing in the right-of-way.
- c) Provide written assurance that the valet parking will be operated pursuant to hours of operation.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 71 – TXT-1505

**MINUTES – Continued:**

The only time there would be a Special Use Permit is if the applicant did not meet these base conditions.

COMMISSIONER McSWAIN asked how the 20% for the number of parking spaces was determined. MR. CLAPSADDLE responded that staff contacted other jurisdictions in the valley and they did not have a percentage. Therefore, staff thought one in every five parking spaces would be reasonable. If that seems to be too stringent, it can be reviewed further. It is not based on any scientific finding or any data from another jurisdiction.

COMMISSIONER McSWAIN then asked if the City has received any complaints. MR. CLAPSADDLE replied that the City has received complaints from Mountain View Hospital and when P.F. Chang's was being constructed before the rest of the commercial shopping center was built.

ROBERT GENZER, Director, Planning and Development, added that he has spoken to at least two shopping center developers who have valet parking and both have said that 20% is a reasonable number for valet parking. If someone were using more than 20% of the parking spaces for valet parking over a weekend for a function, by the time the City found out about it the function would be over.

COMMISSIONER GALATI asked if there is a provision in this Text Amendment that would allow for a special function. MR. CLAPSADDLE explained the intent of this Text Amendment is to make this applicable to permanent uses, such as restaurants. This would not apply to a temporary use for a special event. If these base conditions could not be met, they would be able to apply for a Special Use Permit. MARGO WHEELER, Planning and Development, added that if someone were to use this occasionally, they could get their parking plan approved, have it on file, and use it on occasion as the need would arise. In that way, the owner of the business would not have to apply frequently to the City for valet parking for a special event. In the downtown the on-site parking requirements are waived.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:43 – 1:49)

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 71 – TXT-1505

**CONDITIONS:**

1. Create a new Title 19.04.040 (C) entitled VALET PARKING (N-S, O, C-D, C-1, C-2, C-M, M) providing for the following conditions:
  - a) A maximum of 20% of the number of parking spaces required may be used for valet.
  - b) Submit a site development plan for staff approval showing where valet spaces will be located and demonstrate that valet parking will be physically designed to prevent queuing in the right-of-way.
  - c) Provide written assurance that the valet parking will be operated pursuant to hours of operation.
2. Amend Title 19.04.010 LAND USE TABLES, creating a new Permitted Use entitled “Valet Parking”, indicating it is allowed as a conditional use in N-S, O, C-D, C-1, C-2, C-M and M.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - ABEYANCE - TXT-1510 - CITY OF LAS VEGAS -**  
Request to amend Title 19 to establish revised parking standards for barber/beauty shops.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Condition For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to condition – UNANIMOUS with EVANS excused**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated one of the issues the City has with barber and beauty shops from persons who operate them and are in commercial shopping centers, is that the current standard does not take into account shared parking. The current standard is two parking spaces for each barber chair and three spaces for each beauty shop. If there is a stand-alone barber or beauty shop, that standard will remain in effect. However, if there is a barber or beauty shop in a shopping center greater than 25,000 square feet, which most centers are, then there would be a standard of one space per 200 square feet of gross floor area. Staff did research around the country to see what other jurisdictions do, contacted Clark County, City of North Las Vegas and Henderson and they have either four or five parking spaces per 1,000 square feet. There should be some credit for being able to be part of an integrated shopping center. Staff recommended approval.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 72 – TXT-1510

**MINUTES – Continued:**

COMMISSIONER GALATI commended staff in their research on this issue.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:49 – 1:52)

**6-300**

**CONDITIONS:**

1) Section 19.10 (F), Table 1 “Parking Requirements” is amended to read as follows:

“Barber/Beauty Parlor, Freestanding 2 spaces per barber chair and three spaces for each beautician station. Barber/Beauty Parlor in a shopping center of greater than 25,000 square feet 1 space for each 200 sf of gfa.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - TXT-1526 - CITY OF LAS VEGAS -** Discussion and possible action to amend Title 19.04.050 to allow mini-warehouse and the storage of recreational vehicles with the approval of a Special Use Permit in the N-S (Neighborhood Service) zoning district

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with EVANS excused**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there have been a couple cases where staff was looking at drafting a Text Amendment to allow mini-storage facilities and the parking of boats and R-V's as a Special Use Permit in an N-S (Neighborhood Service) zoning district. The conditions staff is suggesting is to amend the table that in C-2, C-M, and M, the current base conditions would be carried over to an N-S zoning district. Staff is also recommending adding recreational vehicle and boat storage as a special use and a new base condition that no vehicles would be permitted to be placed within 50 feet of property zoned for residential uses in the N-S district. Thirdly, this Text Amendment allows mini-warehouses in an N-S district and recreational vehicle and boat storage as a special use in the N-S district. The application would be looked at on a case-by-case basis and conditions could be added. Staff recommended approval.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 73 – TXT-1526

**MINUTES – Continued:**

COMMISSIONER GALATI asked staff if the condition that no vehicles should be parked within 50 feet of residential properties applies to other zones or just in the N-S district. MR. CLAPSADDLE said it only applies in the N-S district. COMMISSIONER GALATI wondered if this language should be added to all zones.

ROBERT GENZER, Director, Planning and Development, added that a setback would create a no-man's-land piece of property of about 20 feet of landscaping between a building and a wall.

MR. CLAPSADDLE said there are waivers available.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:52 – 1:56)

**6-380**

**CONDITIONS:**

1. A new Title 19.04.050 (B) entitled "MINI-WAREHOUSE [N-S] be created. The same base conditions contained in Title 19.04.040 (C) "MINI-WAREHOUSE [C-2, C-M, M] shall be written into this new section of the Zoning Code.
2. Add the following to Title 19.04.040 (C) RECREATIONAL VEHICLE AND BOAT STORAGE:
  - a. [N-S, C-1]
  - b. A new number 4.: "No vehicles stored shall be permitted to be placed within 50 feet of property zoned for residential uses in the N-S district.
3. Amend Title 19.04.010, Land Use Tables, Table 2, as follows:
  - a. Allow mini-warehouse as a Special Use in the N-S district.
  - b. Allow recreational vehicle and boat storage as a Special Use in the N-S district.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - TXT-1742 - CITY OF LAS VEGAS** - Discussion and possible to action to amend Title 19.04 to allow the slaughtering and processing of live poultry as a conditional use in the C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial/Industrial) zoning district

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**340**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**GALATI – ABEYANCE to 4/24/2003 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL brought this item forward after Items 10 and 11 were heard and declared the Public Hearing open.

ROBERT GENZER, Director, Planning and Development, said the Planning and Development Department has had a number of telephone calls recently referring to the Liborio Market site in Ward 3. That site is not on the agenda. This Text Amendment would allow the slaughtering and processing of live poultry by Special Use Permit in C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial/Industrial) zones anywhere in the city. If this Text Amendment is approved by the City Council, the Liborio Market site would be placed back on the agenda as a Special Use Permit request.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 74 – TXT-1742

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development, stated this Text Amendment would allow on a site-by-site basis the slaughtering of live birds as a Special Use Permit in a public hearing. Any business in those districts that wanted to have this use would have to file an application, pay fees, and appear before the Planning Commission. This Text Amendment would establish the base conditions that such a use would have to meet in order to qualify as a Special Use Permit.

Condition 1 is to amend Title 19 to allow the use as part of the chart. Condition 2 would amend it for the following issues:

- a. *All live birds shall be stored within an enclosed structure on the site where the processing will take place.* That would ensure that according to the Health District standards what is done would be in an enclosed facility.
- b. *All processed live birds shall be sold on-site as an accessory use to a commercial establishment. No off-site sale of live or processed birds is permitted.* The intent is to make sure that there is no retail facility on a commercial piece of property where somebody could buy live or processed birds and sell them elsewhere. It is meant to be specific to this site.
- c. *All processing of live birds shall take place in an enclosed structure operated in accordance with all Federal, State and Clark County regulatory criteria.* The regulatory criteria is quite stringent. When staff would receive this type of application, they would review the applicable regulatory criteria.

He also suggested the addition of a third base condition that a one year approval be required as part of any Special Use Permit that would be approved as part of a commercial use.

With a Special Use Permit, conditions could be added on a case-by-case basis in order to ensure neighborhood compatibility and that the use could be conducted in a manner that is harmonious and compatible with the surrounding area. The Special Use Permit process is discretionary. Currently, this use is only allowed in the M (Industrial) district. This Text Amendment would allow a site to be reviewed and examined whether this type of use is appropriate without having to do a land use plan amendment to LI-R (Light Industrial-Research) or M (Industrial), which would be required in every case at the present time. These base conditions add to any regulatory criteria.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 74 – TXT-1742

**MINUTES – Continued:**

KATHRYN HOEY, 1111 North Lamb Boulevard, #29, appeared in protest. She has a new Liborio store across the street from where she resides. She has not been able to get the name of the chemical that is used to clean up after the slaughter. She wondered if the slaughtering of chickens would lead into the slaughtering of cows, pigs and horses in residential neighborhoods. This type of use could bring rats and flies into the neighborhood. CHAIRMAN TRUESDELL clarified that this is not an application for the Liborio store.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked where staff obtained their criteria. He lived in Oakland, California next to this type of use and there were no problems. However, he has a cousin in Long Beach, California where they are experiencing problems. It seems that if this were done correctly it would not be known that it exists in a neighborhood. MR. CLAPSADDLE responded that the criteria was obtained from the Health District. They advised staff as to how the operation takes place, the permitting process, regulatory criteria prior to issuance of a permit and the processing steps.

LINDA SCHOOLCROFT, 1111 North Lamb Boulevard, #184, appeared in protest. The processing of animals should be done in an industrial area and then delivered to another location. This has been discussed for the last two year. The residents do not want the area to become industrial.

LISA MOFFETT, 1200 North Lamb Boulevard, appeared in protest. The slaughtering of chickens in a commercial area should not be considered. However, it would be appropriate in a commercial/industrial zone. Another condition could be that it has to be within a specific number of miles of a residential area, wash or school. She did not feel this type of use would be placed in a master planned community. She was concerned about odors.

CAROLYN HILL, 1111 North Lamb Boulevard, #224, appeared in protest. There are several markets in her area. If this is approved, she was fearful these markets will be applying for this type of use. This use should not be across the street from a residential area.

CARL NAPOLI, 1111 North Lamb Boulevard, #153, appeared in protest. He likes the new market in the area. He was concerned as to how often the chickens will be inspected.

JAMES KELLY, 1111 North Lamb Boulevard, #193, appeared in protest. He may have to move if there is a slaughter house so close to his residence.

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 74 – TXT-1742

**MINUTES – Continued:**

ALBERT GILL, 1111 North Lamb Boulevard, appeared in protest. He talked to the Health District and was advised that they are only required to inspect a market two times a year and the inspections for this use would be no different than any other supermarket. With so few inspections, there is a chance that the customers could get sick. There are no high standards.

COMMISSIONER GALATI felt this needs more scrutiny. He would like to see the Health District regulations, number of animals being processed, waste removal, and the size of an accessory use. There needs to be strict controls. He suggested this item be held in abeyance to review it further.

COMMISSIONER EVANS thought he would like to have a representative from the Health District attend a Planning Commission meeting to explain the intricacies of this use.

COMMISSIONER McSWAIN said over the last few meetings the homeowners voiced their concerns that promises were not kept with other developments. She wondered whether this use could be enforced, watched and removed if there is the slightest sign of a problem.

COMMISSIONER NIGRO asked what will take place between now and the time this application comes back on the agenda if it is held in abeyance.

COMMISSIONER GALATI thought the Commissioners should see the Health District regulations. Perhaps the requirements of other cities should be obtained. He added that there should be a limit to the number of birds that could be processed each day.

MR. CLAPSADDLE said the information could be obtained before the 4/24/2003 Planning Commission meeting.

COMMISSIONER TRUESDELL also requested that a representative from the Health District be present at the meeting of 4/24/2003.

COMMISSIONER GALATI said it would be easy to turn this request down because of the number of protestants, but the Planning Commission has a duty to have this proposal go through the process and a sound decision be made.

CHAIRMAN TRUESDELL felt there are some serious questions that need to be answered. Food preparation businesses come under constant inspections. He declared the Public Hearing closed.

(7:18- 7:58)

**1-3040**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - TXT-1747 - CITY OF LAS VEGAS -** Discussion and possible action to amend the Downtown Overlay District Map of Title 19.06.060 and Maps 5 and 6 of the City of Las Vegas Downtown Centennial Plan

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Condition For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to condition – UNANIMOUS with EVANS excused**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there has always been a discrepancy between the text and the maps. This item is changing the maps to meet the text.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:56 – 1:57)

**6-540**

PLANNING COMMISSION MEETING OF FEBRUARY 13, 2003  
Planning & Development Department  
Item 75 – TXT-1747

**CONDITION:**

Amend Maps 5 and 6 of the Downtown Centennial Plan (Ordinance 2000-49, adopted 7/5/00) and the Downtown Overlay District Map of Title 19.06.060 to delete the areas north of US 95 and east of Eastern Avenue; and add the area east of 6<sup>th</sup> Street to the properties fronting 7<sup>th</sup> Street on the east between US 95 and Ogden Avenue; and add the properties on the east side of 6<sup>th</sup> Street from Garces Avenue to Charleston Boulevard.





**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: FEBRUARY 13, 2003**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

CRAIG BROOKSBY, 6260 West Springbrook Court, clarified that earlier in the meeting he appeared on an item at Deer Springs Way and Durango Drive for a tavern. He owns the property next door. They will be proposing a retail and office building with between 12 to 15 stories and complying with the Town Center standards.

**MEETING ADJOURNED AT 2:00 A.M.**

Respectfully submitted:

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ANGELA CROLLI, DEPUTY CITY CLERK

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LINDA OWENS, DEPUTY CITY CLERK